

River Place on the St. Lucie
Community Development District

www.riverplacecdd.com

Christina Lynch

Christopher Hall

Todd Dugmore

Steven Vidal, Assistant Secretary

Charles Lynch, Assistant Secretary

November 19, 2026

GMS
Governmental
Management Services

River Place on the St. Lucie
Community Development District
Agenda

Seat 2: Christina Lynch	
Seat 3: Christopher Hall	
Seat 1: Todd Dugmore	
Seat 4: Steven Vidal (A.S.)	
Seat 5: Charles Lynch (A.S.)	

Thursday
November 19, 2026
2:00p.m.

The River Plantation House
450 Lazy River Parkway, Port St. Lucie, Florida
Join the meeting now
Meeting ID: 270 414 284 946 30 and Passcode: VN7Zt9EH
1 872-240-4685 and Phone Conference ID: 925 434 97#

1. Oath of Office for Supervisors Elected at the General Election – Seat #1, Seat #2, and Seat #3 – **Page 5**

2. Roll Call

3. Organizational Matters:
   A. Consideration of **Resolution #2027-01** Confirming the General Election Results **– Page 7**

   B. Consideration of **Resolution #2027-02** Electing Officers **– Page 10**

4. Approval of the Minutes of the August 20, 2026 Meeting **– Page 12**

5. Consideration of:
   A. **Resolution #2027-03** Discretionary Spending **– Page 81**

   B. **Resolution #2027-04** Fiscal Year 2026 Budget Amendment **– Page 84**

   C. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 89**

6. Ratification of:
   A. Small Project Agreement – **Page 94**

   B. Hugo's Lawn Care, LLC – Page – **Page 108**

   C. Nicks Handyman Services – **Page 111**

7. Staff Reports
   A. Attorney

   B. Engineer
      1) Alvarez Engineers Nutrient Reduction Credit Evaluation and Supporting Technical Memorandum – **Page 112**

      2) Phase 1 Stormwater Maintenance Proposals – **Page 118**
         a. Raptor Vac-Systems – **Page 119**

         b. Shenandoah Proposal #P55011-v1 – **Page 122**

         c. U.S. Utility Services Quotation #3654 – **Page 125**

d. Southeast Services of the Treasure Coast, Inc. Estimate #7183 – **Page 127**

e. Pro-Flow Contractors LLC – **Page 129**

3) Education Effort Exhibit Outlining the Recommended Website Updates – **Page 135**

C. Manager

1) Discussion of Designation of District Records Office W Executive Suites, LLC., 1860 SW Fountainview BLVD, Suite 100, Port Saint Lucie, FL 34986

2) Reminder to Complete Annual Ethics Training by December 31, 2026

D. Clubhouse/Field Manager Report

1) Consideration of:

a. Quarterly Wetland/Preserve Maintenance

i. Crosscreek Environmental Estimate #16276 – **Page 137**

ii. SOLitude Lake Management – **Page 141**

b. Pond Maintenance

i. Crosscreek Environmental Estimate #16277 – **Page 151**

ii. SOLitude Lake Management – **Page 153**

iii. TIGRIS Aquatic Services Quote #368303 – **Page 165**

iv. TIGRIS Aquatic Services Quote #368304 – **Page 167**

c. Fountain Maintenance

i. Crosscreek Environmental Estimate #16278 – **Page 169**

2) Proposals for Hawks Ridge Street Signage

a. Traffic Plan Engineering Quote #559978 – **Page 171**

b. Forsite Quote #JF5039RREV1 – **Page 173**

c. FastSigns Estimate #6636 – **Page 177**

3) Proposals for Pool Shade/Sail Installation

a. Shade America, Inc. Estimate #4719 – **Page 179**

b. USA Shade – **Page 180**

4) Proposals for Tree Trimming and/or Removal

a. Jeremy's Tree Service Estimate #633 – **Page 181**

b. Jeremy's Tree Service Estimate #634 – **Page 182**

5) Monthly Report – **Page 183**

6) Boat Storage Rentals – **Page 187**

8. Financial Reports

A. Approval of Check Register – **Page 188**

B. Approval of Unaudited Financials – **Page 195**

9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.riverplacecdd.com

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **River Place on the St. Lucie Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **River Place on the St. Lucie Community Development District, _____, Florida**.

Signature _____

Mailing Address _____

_____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE ST. LUCIE COUNTY CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE NOVEMBER 3, 2026 GENERAL ELECTION FOR SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT ; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, members of the Board of Supervisors (the "Board") of the River Place on the St. Lucie Community Development District (the "District") are elected by the qualified electors of the District pursuant to Section 190.006, Florida Statutes, with elections conducted in the manner prescribed by law for holding general elections; and

WHEREAS, the general election of Board members to certain available seats was held in St. Lucie County, Florida, on November 3, 2026, in the manner prescribed by law for holding general elections; and

WHEREAS, the Supervisor of Elections of St. Lucie County appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held the general election for Board members of the District; and

WHEREAS, the Supervisor of Elections of St. Lucie County canvassed the returns of the election of Board members by the qualified electors of the District; and

WHEREAS, the St. Lucie County Canvassing Board has declared and certified the results of the general election of Board members, the results of which the District desires to recognize and accept.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT , THAT:

1. The Board of Supervisors of the District hereby recognizes and accepts the results of the November 3, 2026, general election of those members of the Board of the District, canvassed by the St. Lucie County Supervisor of Elections and declared and certified by the St. Lucie County Canvassing Board, which results described below and are set forth in **Exhibit A** attached hereto and made a part hereof.

2. The Board hereby recognizes the election of the following persons, each to a four (4) year term of office:

a.	**Todd Dugmore**	Seat	#__1__
b.	**Christina Lang Lynch**	Seat	#__2__
c.	**Christopher Hall**	Seat	#__3__

3. Pursuant to Section 190.006(4), Florida Statutes, upon entering into office, the persons referenced above shall take and subscribe to the oath of office as prescribed by Section 876.05, Florida Statutes.

4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

5. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT , THIS _____DAY OF _____

RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____ _____

Print name:_____ Print name: _____
Secretary / Assistant Secretary Chairman / Vice Chairman

Exhibit A

☆ River Place on the St. Lucie, Seat 1

Choice	Percent	Votes
Todd Dugmore	52.81%	244
Bruce W. Wills	47.19%	218
		462

☆ River Place on the St. Lucie, Seat 2

Choice	Percent	Votes
John Hanlon	32.42%	153
Christina Lang Lynch	67.58%	319
		472

☆ River Place on the St. Lucie, Seat 3

Choice	Percent	Votes
Jeffrey Baldino	39.82%	182
Christopher Hall	60.18%	275
		457

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **River Place on the St. Lucie Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the River Place on the St. Lucie Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE _____ COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 2026.

RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT

_____
Print name:_____
Chairman / Vice Chairman

_____
Print name:_____
Secretary / Assistant Secretary

MINUTES OF MEETING
RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the River Place on the St. Lucie Community Development District was held on August 20, 2026 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Christina Lynch	Chairman
Jeffrey Baldino	Vice Chairman
Bruce Willis	Assistant Secretary
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Matt Hans	GMS
Monique Lesnansky	GMS
Angel Camancho	Alvarez Engineers
Alejandro Aleman	Alvares Engineers
Amanada	Alvares Engineers
David Johnson	Wetlands Management
Several Residents	

FIRST ORDER OF BUSINESS — Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

Ms. Hinz Philippi led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS — Approval of the Minutes of the June 18, 2026 Meeting

Ms. Hinz Philippi: The next item is the approval of the minutes of the June 18, 2026 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Minutes of the June 18, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS — Consideration of the Wetlands Management SF, LLC Proposal for Hydrilla Treatment in the Lake North of Leaping Frog Way

Ms. Hinz Philippi: Next item will be consideration of the wetlands management proposal for hydrilla treatment.

Mr. Hans: I don't think David has arrived just yet. We jump to it whenever he gets here.

Ms. Hinz Philippi: Okay.

Mr. Hans: He's being told up you should be here any minute.

Ms. Hinz Philippi: Alright, sounds good. So we can go forward to open our audience select committee meeting.

FOURTH ORDER OF BUSINESS — Audit Selection Committee Meeting

Opening Audit Selection Committee Meeting

- **A. Roll Call**
- **B. Ranking of Respondents to RFP**
- **C. Adjournment**
- **D. Selection of Audit Firms**

Ms. Hinz Philippi: We can move forward to open our Audit Select Committee meeting. I need a motion for that.

On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, the Audit Selection Committee Meeting was opened.

Ms. Hinz Philippi: Al right, so the roll call for that can be the same as we just took the roll call. Now ranking of the respondents of RFP. So if you see, you know, we selected the criteria there, that is 20 points for ability to personnel, 20 points for experience, 20 points for understanding scope of work, 20 points for ability to fulfill the required services, and 20 points for price. That gives a total of 100. So guys, if you wanted to rate these two on this rating scale, for the two proponents that we have there, we have Berger for $44,200 and Grau & Associates for $38,500. Both of these firms are very well known and have work in several districts. So their ability to fulfill the services would be great. And then it's just preference of the Board. So I need you guys to rank them through this length of the ranking scale and then give a total of points of one and the other. And then we can see which one is rated the greatest and then we select it.

Mr. Pawelczyk: You can also decide to rank them as a group. If someone was to propose a ranking, you know, Berger 20, 20, 20, 20, 18, Grau 20, 20, 20, 20, 18. The Board could adopt that if they chose to, or you could discuss it so someone could move a ranking. But you do have to at the end of the day, you have to come up with a completed ranking sheet.

Mr. Vidal: So that's it's required to be ranked?

Mr. Pawelczyk: Yes, yes. That's the purpose of it. So the four criteria before price that are on there they're mandated by the statute. So all things equal, sometimes it comes down to price.

Mr. Vidal: Okay. And if they're not equal, is it still Board decision.

Mr. Pawelczyk: Still board decision based on the ranking. Yeah.

Mr. Vidal: I'm saying, does the ranking have a priority over, does somebody ranks higher than the other one?

Mr. Pawelczyk: Well, that's why I'm saying you can either individually rank them, turn your sheets in, and Andressa can fill them out, or the board can rank them collectively and submit one ranking sheet. Either way.

Ms. Vidal: Do we even have ranking sheets?

Mr. Lynch: I just got this stuff two days ago.

Ms. Lynch: Yeah, yeah. Do we even have ranking sheets?

Mr. Vidal: And when is this ranking supposed to take place?

Ms. Hinz Philippi: No, no, you just do it right now. You just put it here. You base off on here.

Mr. Pawelczyk: If you haven't had an opportunity to review it. Does anybody have to conceivably table it?

Mr. Vidal: And how do you determine the ability of their personnel?

Mr. Pawelczyk: Based on their experience?

Mr. Vidal: So we got this two days ago. Now we have to sit here and read all through this and make a ranking on it.

Ms. Lynch: This is where paper is better than electronics, in my opinion.

Mr. Lynch: I mean, I attempted to read down through this stuff. And having not done this before, I considered the fact that the company that was higher in price was our auditor last year. Is that correct? Am I correct?

Ms. Hinz Philippi: Yeah.

Mr. Lynch: Okay. And considering the fact that we are presented we with two alternatives I assumed were all twenties from the reading. Apparently not. And the one over a period of time, cost much less than the other. Okay. Given strictly cost, because I didn't really have time to totally digest these things. You know, what does an audit do? Does it put you in compliance? And if we get in compliance cheaper than another one?

Mr. Pawelczyk: Yeah. You're required to have an independent audit on an annual basis, just like every municipality in the state.

Mr. Lynch: Right. And the two of them are equally equipped or qualified,

Mr. Hans: And they both have a track record.

Ms. Hinz Philippi: Yeah. And. And Michael can attest for the firms that he worked with in other districts.

Mr. Pawelczyk: Yeah. They both provide services to a lot of CDDs. They both know what they are doing. That's all I can say.

Mr. Lynch: As far as an ability to rank them.

Mr. Baldino: It's a $5,700 difference between the two.

Mr. Lynch: Right.

Ms. Hinz Philippi: If you are taking basically on the amount, that is the price. You could just rank all of them 20 and then the price, you rank 20 Grau and then zero the other one and then you grow would be 100 and this one would be 80.

Mr. Lynch: You know, in other words. Yes, I would select Grau based on price point. I don't know either one of these people.

Mr. Vidal: Michael had a point.

Mr. Pawelczyk: You know, I was just going to say that, you know, they've given you pricing for a significant number of years. Looks like 10 years. But you could do. You could go through this process again next year if you wanted to. So if you select ABC Company and you don't like them next year, you can go through this process and we can. You don't want to have to, obviously,

Mr. Vidal: Okay. So this is. You only have to go through this process if you're changing. It's not an annual thing.

Mr. Pawelczyk: Correct.

Mr. Lynch: According to this proposal, they are going out a number of years with increases.

Mr. Pawelczyk: They're giving you prices for 10 years.

Mr. Lynch: Right.

Ms. Hinz Philippi: But they don't. You don't need to follow through that. They are just doing that. So you know how much they would charge every year.

Mr. Pawelczyk: Every year they are required through some regulation that's applicable to these independent auditors.

Mr. Lynch: I mean, since I don't know any of these people, I go for one year and that it.

Mr. Pawelczyk: Well, every year they will submit an engagement letter to you and their engagement letter is going to be based on this price. So if you choose Berger in 2029, you're going to get a price for $4200 and it's going to be in the engagement letter. But they're required to submit an engagement letter to you every year, even though we have a contract. So that's what I mean. You can decide not to go with it. You can say, I want to go through the audit selection committee again

because Berger is not doing a good job or Grau is not doing a good job. if you can make that determination.

Mr. Baldino: Does GMS have any relationship or have ever worked with either one of these?

Ms. Hinz Philippi: These are the ones that we got the proposals for, and they are basically in all our of district.

Mr. Pawelczyk: I do know GMS works with both audit firms. What they do is they, in the new world, they tell GMS, upload all your stuff. So GMS uploads all their accounting records or contracts, their minutes, everything, uploads it to a file. And this audit firm goes through it all to make sure that everything is in compliance with Florida law. And if you remember our audit reports that these that they prepare, which are all on your website, you can look at one of those that kind of tells you that's the report that they prepare as a result of this contract.

Mr. Baldino: So it's pretty standard procedure that they have to follow.

Mr. Pawelczyk: Yes. So they go through, like, a governmental accounting review of the records and the internal procedures that GMS has.

Mr. Baldino: If it's just processes that these companies are following and obviously, why wouldn't we want to save the $5,700 if it's just standard processes? Steve, how do you feel about that?

Mr. Vidal: I don’t see why spend more money.

Mr. Baldino: Right. If it's just standard procedures they go through. They just go through the motions, basically.

Mr. Vidal: Well, they wouldn't be in here if they weren't qualified.

Mr. Baldino: And then on the price, 20 across the board. And then on the price give Berger zero and give Grau a 20.

Ms. Hinz Philippi: All right, so if you guys want to do one ranking sheet, I can take the amounts for each one here for Grau and for Berger and then we submit together, and then you guys select.

Mr. Baldino: So it's 20s across the board, except for price, which Grau would be a 20, and Berger would be a zero,

Mr. Pawelczyk: It's lower.

Mr. Vidal: Sounds good.

Mr. Baldino: That was easy.

Mr. Pawelczyk: So is there a motion to rank Grau as number one and Berger as number two with Berger at 95. Everything's 20 except 15 for price and Grau 20 across the board for 100.

Ms. Hinz Philippi: All right, motion by Bruce.

> On MOTION by Mr. Wills seconded by Ms. Lynch with all in favor, a motion to rank Grau & Associates as number one with 100 and Berger as number two with 95 was approved.

Ms. Hinz Philippi: All right, so we need to adjourn the Audit Selection Committee meeting. Motion for adjourn.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Audit Selection Committee Meeting was closed.

Ms. Hinz Philippi: All right, now, the selection of the audit firm. So the board ranked Grau as bigger on the ranking sheet. So I need a motion to select Grau as the firm to render the service for the district.

> On MOTION by Mr. Lynch seconded by Mr. Wills with all in favor, a motion selecting Grau & Associates as the company to perform the audit for the District was approved.

Mr. Pawelczyk: Okay, and before you go just to explain because it's a little weird the way you do this. Just really quick, since we have a bunch of audience here. The audit selection committee is set up. You could appoint anyone to the audit selection committee, but you appointed yourselves the board, which you're allowed to do under the statute. City of Port St. Lucie might have an actual audit selection committee, as that's different than the city council. Right. Because they probably don't want to deal with it. And they have this separate committee that they set up. I

don't have any districts that we represent. I don't think GMS does either where the audit selection committee is not appointed as the board. But you could appoint an audit selection committee, which is then governed by the Sunshine Law. They would have the meeting, appoint that, bring it back to you, and then you would say, I move to accept the ranking of the audit selection committee. So that's why you kind of had to go through this little dance and do it yourself.

Ms. Hinz Philippi: All right, so we are ready to go back to the wetland's proposal for the hydrilla.

Mr. Hans: So we have David here with Wetlands Management, the company that maintains our lakes and wetlands for us. He's going to speak through the process of removing this hydrilla, explain the challenges with doing so, and kind of the best course of action for tackling this on our end. This was reported back to us about a month and a half ago, almost two months ago. We'd gotten in contact with their office and kind of started working on some options to see what could be done to remedy this. And I'll let you kind of explain hydrilla from here and go from there.

Mr. Johnson: Sure. Good afternoon, everybody. My name is David, and like Matt said, I work for Wetlands Management. We have, from my understanding, we have maintained your preserves and the lakes for numerous years. I've been on board for just over a year. My background, I am a freshwater marine biologist, graduated from UCF many moons ago. Plants, aquatic plants, are always changing, adapting, and there's new ones coming out. People get out of airplanes.

Mr. Lynch: Do you want to sit in my seat so you can address everybody?

Mr. Lynch: Yeah, that'd be great. You want to come forward so. So everybody could hear you and see you. I think that'd be better.

Mr. Lynch: We got a chair right here.

Ms. Lynch: Extra on stage.

Mr. Johnson: So I don't have to do this.

Mr. Baldino: We're friendly.

Mr. Johnson: At the end of the day, you've got, you know, first of all, it's hotter than heck and, you know, normal agronomic or daily practices, you go mowing yards. I don't know what you fertilize here, what you are allowed to or not allowed,

but basically you guys have acquired a plant called Hydrilla vertasalata. You can go to University of Florida. It's probably your best resource. It's called the IFAS, The Institute of Food and Agricultural Sciences page. I mean, it spells it out from page one to whenever you get tired. The plant's been around for a lot of years. You get it through birds doing their business on a tree or somebody putting a boat or a jet ski or whatever. You get it. You got it now. You know, I've heard the term. I've done this for 29 years, almost. Eradication is not a good term. It's just the plant again. It has numerous ways of reproducing. It has tubers and tuberons. It has root, you know, mass. It fragments, which means it breaks off through the ducts. However, it spreads around. So Matt notified us.

Mr. Hans: About a month and a half ago now, probably, give or take.

Mr. Johnson: Right.

Mr. Hans: And we met out there within a couple days.

Mr. Johnson: So, you know, we call it the Northern Lake of Loop Frog, right?

Mr. Johnson: Leapfrog.

Mr. Hans: Yeah. Canoe Park Circle.

Mr. Johnson: Yeah. We went across the street and surveyed. And the little cove has it in the south lake. So it's probably going to be here forever. Naturally. Some years it poses no problem at all. Other years like this one, it thrives, which I would. Eutrophication, which is the polluted state. And don't take that word in a bad way. Almost all Florida lakes are polluted. The scale starts off at hyper, which is barely to mega Eutrophic, which means highly polluted. So there's three ways you can control it. And like I said, if you go to the University of Florida webpage, it spells it out pretty clear. You can control it mechanically by pulling it out. But you just heard me say, when it fragments, it moves around and it spreads. Second way is chemically, which is a big part of what we do. You know, that's 50/50 or whatever it is in this room of your folks. Like I said, I graduated from UCF and I went to work for a company called Florida Chemical Research, or whatever it was called. But we worked for Chevron, and back in the day, those were who made the chemical. Florida Pesticide Research. And we tested this stuff, the different chemicals that you can use on it. In the United States in order to get an aquatic label to put these

products in the water. They're relatively safe. I only have a minor in chemistry. I'm not a major in chemistry. So I can tell you how long that certain products have half-life and they stick around. We could get into that, and I could talk for days. The third way is biological control. There's the University of Florida and I worked on some of the fish work. There's two or three critters out there. Carp is one, there's a wasp, there's a thrip that does its thing, but the wasp and the thrips don't work. The carp do work, but with your proximity to the river and the FWC Florida Fish and Wildlife Commission's stringent permit requirements for, you have to anywhere there's a culvert or a place that these fish could escape, you have to build containment cages. That also has other impacts. If you have a storm event, you know, you could back up flow and discharge. So in the state of Florida for many, many moons, we treated it chemically. We submitted a proposal. Did anybody see that?

Ms. Hinz Philippi: So it's item one and two on your proposal that we're looking at, right?

Mr. Hans: Yeah.

Ms. Hinz Philippi: Page 45, item one is one time treatment for the entire lake with the hydrilla.

Mr. Hans: So you're looking at half lake treatment, or a full lake treatment essentially are the two options. It's a $995 price difference between the half lake treatment and the full lake treatment.

Mr. Johnson: And Matt, we should not cut you off, ma', am, but we should clarify that even when we say whole lake, it is not the whole lake. The plant is only established in what we call the littoral shelf which is just outside of the emergent spike rush that you have. It's like a 15 foot swath or width around the margin of the lake. The hydrilla is just on the outside of that by 15 foot. So when I did the math and I went out and surveyed and put on waders and walked out, did all my sampling and looking, you get X amount of acre and then you basically times it by depth, average depth and you get what's called acre feet. And then you get into the labels of these chemicals, right? So in the chemicals you have like you have a contact herbicide which is like a desiccant, means it burns the plant. So we put it in, it has a relatively short half-life of like less than four hours and it's done its thing. Another approach is

what we call a systemic herbicide. And the plant absorbs it, takes it in and it tries to kill the whole plant root and all. But keep in mind, I said these plants have tuberons, little seeds that they've already put down. Once you got it, guys, you got it. I could show you my notebook of just. Hey, I go places every day.

Ms. Lynch: I have questions. You're saying this is only in one pond. But they're connecting.

Mr. Johnson: We've. I think I said we found some other cove on the south side.

Ms. Lynch: Which means it is traveling into the other pond.

Mr. Johnson: Yes.

Ms. Lynch: Okay, what other communities have you all treated with chemicals or that and how long did it take? Did you ever see a cure rate of this? You're saying never.

Mr. Johnson: So eradicate me means to totally eliminate. And that is impossible. That is not realistic. Correct.

Ms. Lynch: So technically, with your treatment plan, the one time you're only talking one pond.

Mr. Johnson: That is this lake right here on the north side.

Ms. Lynch: You're only talking one, not the other one.

Mr. Johnson: One application.

Ms. Lynch: One application almost $3,000.

Mr. Johnson: Right.

Ms. Lynch: With no guarantee. Will you come back to see if it has made any significant changes.

Mr. Johnson: So we will come back. I would come back within two weeks to start rating its efficacy. You know, how well did it work? Again, you can go with. If you choose, you can go with a contact product or you can go with a systemic. But right away, I want to see as a biologist what's happening. The two or three things you said though, prior to. There's no guarantee. It says that right on the label. The University of Florida says this. There's so many different influencers from water quality, rain, I mean, we do the best we can to prep, but there's only so much that we

can control. How many lakes have we done? I could give you pages I didn't prepare on bringing them. We do it all every day. And the plant here in the littoral shelf, the shallower part of the lake, because it can only grow in water so deep because it needs light to get to it. Usually one application will last a whole year. It will burn it back if you time the application right going into fall, which we're almost there. So, you know, we're reducing the heat, the amount of daylight, you know, in a given time period, we're on the decrease. Go into winter. The plants usually not a problem. But then you can go into drought. The water can go down four feet and even in the wintertime you're dealing with sunlight. Hydrilla is unfortunately it's a plant that even real turbid or dark water, it doesn't need much sunlight to do its thing. And it's down there happy.

Mr. Vidal: Is the systemic more effective?

Mr. Johnson: So more is that million dollar word because it all depends on different scenarios. And this is where I'll need Matt to help because him and I talked about this. Your lake has was dug and has very deep portions and the plant, if you look at the as built of your lake, slopes down and then it drops off right to. What'd you say Matt?

Mr. Hans: 45ft is our deepest point in those two lakes.

Mr. Johnson: So a systemic one problem with the systemics is they're quite a bit more expensive. Like Sonar and ProcellaCor. Sonar is not new. ProcellaCor is a new one that I'm licensed to put out. But because it's systemic, you have to have the contact time. The plant leaves have to be in contact with that herbicide for X amount of hours. And on the other side of that hydrilla, it drops off to never never land. So you have a dilution factor out there. That is crazy.

Mr. Hans: And you were telling me it was almost $3,000 a gallon for some of the systemics.

Mr. Vidal: The nonsystemic it still has to come in contact with the plant, does it not?

Mr. Johnson: It does but remember what I said about half lives. It only has to be in contact with that vegetation for two hours.

Mr. Vidal: I am just saying if it can't contact it within that two hours. You're saying the systemic for things that are deeper and further down. So we're going to reach it or the dilution. So do you not have the same issue?

Mr. Johnson: Because the systemics like Sonar literally needs to be in contact for 28 days. It needs to be in that kill zone of where the plant is now. We use what's called surfactants. And one of the best ones for this scenario, if you all choose, is called DLZ. They spray it in thousands of acres in Lake Kissimmee and Lake Tahoe all up through central Florida. And it's called Droplet Landing Zone. So it's like a polymer that takes that herbicide and keeps it localized there. And it's relatively cheap. I mean it's $70 for a two and a half gallon jug. And it doesn't even. This application wouldn't even with my calculations. Not even a two and a half. Like $40 in adjuvant or sticker we call it. But again my, my worry is Sonar, the systemic and you, if it was a small little pond over here that was like a half an acre, then we could load it up with Sonar or something systemic like ProcellaCOR and you could almost eradicate it. But out there where it's 50 foot deep, the dilution factor is just like.

Mr. Vidal: Is there a situation where you do a combination so mechanical and biological?

Mr. Johnson: If you go to this way website, they call them BMP's best management practices. So they will have us rotate chemicals, they'll have us use a biological. They'll have us or suggest that we mechanically remove. But I'm just telling you from experience, you guys, this, this plant, like I said, the ducks go to eat on it, and it breaks apart and it goes through culvert and it's in the south lake. And now you got it there too.

Mr. Lynch: We don't have it in any other lake.

Mr. Hans: No, none of the other.

Mr. Johnson: Not that I've seen it.

Mr. Pawelczyk: That's the question I have is 20 years. I don't see it in the proposal. But you don't propose to treat that south lake cove where you saw it.

Mr. Johnson: We, after Matt and I talked, we would first go after where it has a foothold. You already have it.

Mr. Pawelczyk: Yeah. The only other question I have.

Mr. Hans: Part of our worry too is the killing off too much and then causing an algae bloom as well. So you're trying to manage more efficiently.

Mr. Pawelczyk: The other question I have only because I've seen these before. You should probably tell the board what happens if you don't treat it. The whole lake is hydrilla.

Mr. Johnson: I mean it's not going to grow out where it's 40 feet.

Mr. Pawelczyk: It's not going to grow. I know, but your whole lake bank anywhere where it's less than a certain amount of feet.

Mr. Johnson: I'll be totally honest with you. I have seen it in way worse shape than your lake and next year you can't find it and we've done nothing.

Mr. Wills: So I see a quote for item one, this entire lake, item 2 is half lake. I would do the half lake.

Mr. Johnson: Well, if you read these labels again and because that's a bigger lake with deep water, plenty of oxygen. Fish can go places. In the labels they talk about doing marginal or spot treatments, half of an application. So the fish can go find places where when plants are sprayed, obviously you all probably know they start decomposing, they eat up off oxygen. So the oxygen goes down and the fish go up. So that's why we tend to treat portions or half applications. But again, in your scenario with the deep water and the size of that lake, we could go treat. And again, the entire lake is not out in the middle. It's just a swath around the outside of the emergent vegetation.

Mr. Vidal: This is a thousand linear feet.

Mr. Johnson: It's. I think my calculation was 1800, almost 1900 linear feet. And then when you stick the Cove in, it was right around 100ft. Both banks I rounded to 2000 and that was on 15 feet. So to calculate acres, it's length times width and then you divide by 43560, which is the how many square feet are in an acre and boom. Then you got to go by depth.

Mr. Vidal: I see the difference now.

Mr. Johnson: And you know, a lot of people say, well, why isn't the cost half? Well, because we have to mobilize. We have to come out here, launch the boat. You know, there's an incurred cost on.

Mr. Hans: The only difference is less material.

Mr. Johnson: Right, right.

Ms. Lynch: I've had communications with a resident that has had experience working with another development that had this issue. Well, I appreciate and I really wanted you to physically come here and answer questions. Are we getting the best price for the treatment? Can you explain you were telling me the property the you are aware of.

A resident: All I can say is because I volunteer up at Harbor Branch Oceanographic and that is a Research. That's all they do. They're nothing but marine biologists up there, nothing but doctors. They know their stuff. What I'm saying is they have, they must have about 10 lakes up there about this. And the one company that treats theirs now, they've already got it established, but it's like $425 a month to treat all those lakes, but they maintain it. They go out here, I've seen their boats, and they'll come out and they just spray with little areas, but they keep it in control. But I imagine the first initial dose might be more. But the thing is, you got to come back and treat it. It's like you read up on hydrilla. You don't get rid of it. And they say you shouldn't kill it all off at one time. You should do spot, just like you're saying. But the one doctor I was talking about, he could talk on this for hours. I mean, he's done his whole life. But I'm saying he said basically a lot like you did. But their cost was like. And the man that pays them, it says it's like $450 a month just to maintain their channel aches. And they just go around. They come. They may not have to come every month.

Mr. Vidal: That's $5,400 for a year's treatment. I mean, he's talking about $2,900 here for one treatment, which you said a year later you might not see it. Maybe in another year you have to do it again. So it's almost half the price. I mean, that's not apple's apple.

Mr. Johnson: I have background in that. Like I said when I worked at Florida Pesticide Research, these chemical companies, it's like selling other drugs. They sell, right? Just saying not to name any, but they'll show up and just give product to you for you to do their research work, which is very involved. So I'm not saying that's the case, but I've had herbicide chemical given to me hundreds of times.

A resident: They don't treat it. That company comes with their boats, and they treat it.

Mr. Johnson: Trust me, you don't want DEP in the University of Florida poking around in your lakes.

A resident: Well, I wouldn't think this company. It's a huge company, and I don't think they would do something that would cause any. They would jeopardize their company, right?

Mr. Johnson: Well, I don't think we're jeopardizing ours.

A resident: Oh no. When he says they were throwing out $100,000 or this or that. And I'm like, what the heck? I was like and I ask the guy that pays, and I says, what do y' all pay? He says, well, we pay $450 a month now. They don’t have to come very month. It might be a year.

Multiple people speaking at this time.

Mr. Johnson: you don't have a problem with that plant out there?

A resident: not yet.

Mr. Johnson: I don't think you will have a problem.

A resident: Oh, it may not.

Mr. Johnson: And I was as honest as I could be. There is places that we have not treated where it could walk across it, and it just goes away. So I'm not trying to sell you anything. It's hot enough.

Mr. Wills: I don't think this back and forth is doing us any good. Yeah, I think what we as a board need to do is hear from somebody else. We need to get somebody else in here with a proposal to compete. I'm not comfortable just doing this.

Ms. Lynch: There are other companies out there and we appreciate everything that you do.

Mr. Johnson: Yeah, not a problem. Not a problem. My boss has supposedly had an account in here for like nine years. Does that sound right, Matt?

Mr. Hans: That sounds about right, yeah.

Mr. Vida: I mean you are already treating the preserves.

Mr. Lynch: Correct.

Mr. Johnson: And the lake margins for torpedo grass and other invasive emerged species. But yeah, you look on the Internet, and you can find 30 different companies, get them to come out and give you a quote.

Ms. Hinz Philippi: All right, thank you so much for your time. And so we table for the next meeting. We bring more proposals.

Mr. Baldino: Yeah, we need more proposals.

Mr. Johnson: All right, folks, thank you.

Ms. Lynch: Appreciate your time.

FIFTH ORDER OF BUSINESS Consideration of:

A. Proposals for Concrete Pads
- **1) Atlantix Structural, LLC**
- **2) Venice Commercial Services, Inc.**

B. Proposals for Umbrella
- **1)Benson Outdoor Quote #WQ 398413**
- **2) Park Warehouse, LLC Quote #Q334156 for umbrella**

C. Nicks Handyman Services Estimate for Light Poles

D. Justin Time Painting LLC Proposal for Street Light Painting

Ms. Hinz Philippi: All right, so let's move on to consideration of the proposals for concrete pads. Okay, let's go to item C because Stephen had step out. So item C is Nick's our handyman service estimate made. I'm just going to throw this out to the Board. There are a lot of items around the community and the clubhouse that need maintenance. And we need somebody quick to come and just fix like the light bulbs. Like change the light bulbs or fix something that it fell like, you know, we don't have that on staff, but we have a person in another district that is permanent in the other district is a handyman. He has Mondays off. So if the board wanted to do a rate for a day. Like a day of work with this person, or hourly, something like that to work these little things like changing light bulbs on the streets or cleaning something, making some of this work. Then we could get a proposal for him for an hourly rate or something like that. Because then every Monday, if we need this person, he can come and then just tackle these little things that happen here and there that we need somebody. Because every time that we need to do one thing, we have to go out get proposals for little things that if we have somebody handy that can come and knock, like, 10 things out, like fixing, like cleaning the signs, like cleaning, the sidewalk,

whatever it is that is little something that happens, and this person can come, by hourly rate.

Ms. Lynch: Is that this Nick?

Ms. Hinz Philippi: Yeah.

Ms. Lynch: Who you're talking about?

Ms. Hinz Philippi: Yeah. I'm just throwing out there for an idea.

Ms. Lynch: We absolutely need someone like that.

Mr. Lynch: Okay, let me bring up something. Are you licensed handyman?

Ms. Lynch: So we have someone in our community that should be offered an opportunity to bid.

Ms. Hinz Philippi: Oh, that would be amazing.

Ms. Lynch: Because he's here, then we could put the order through. And I think when we have residents doing things such as Don, he does a great job. He does better than the lady they had before Don.

Ms. Hinz Philippi: Oh, Yeah.

Ms. Lynch: I think Mr. Statema, he's done work for me.

Mr. Statema: I dodged my neighbors.

Ms. Lynch: Dodging neighbors is fine, but I don't think when you have somebody outside the community coming in, they give as much care as somebody that lives here and wants this place to be beautiful.

Ms. Hinz Philippi: For sure.

Ms. Lynch: We've been talking about these freaking signs for a thousand years. They're still dirty. They're still not painted. I think he'd probably have it done in two days. You know, i think absolutely we should let Nick give a bid, and we should let Mr. Statema and anybody else that is licensed come give us a bit.

Ms. Hinz Philippi: You know, so if that would be possible to, you know, we talk after and then get your information. Because if you could submit an hourly rate for services. We're going to need one day of your week to come and knock this off,

Mr. Vidal: There is nothing wrong with having the information on file. Get all his information. Just vet the whole process. If there is something that needs to be

done, he wants to do it, then you just let him do it. Of course, you know, is there a, a limit that could just be decided by.

Mr. Hans: have a $500 limit already for outside of a meeting for we can approve as a management team and then Christina has a five thousand dollar emergency one. And maybe we want to define what we mean by emergency a little bit better, but other than that we are pretty set for stuff.

Mr. Vidal: No, that's fine. I just don't want an unlimited number of five hundred dollar projects.

A resident: I think that only comes back to haunt if you screw somebody because I did service for electrical and people say just do an hourly rate. I said I am not putting in a bid because either you are screwing you or you are screwing me. I am being frank. That is the way it works. I could screw you over and charge you a bunch, but I won't get next job. So if you're honest and you go and, and then like I say, if you end up getting $500 and then you know how much it takes to do something. If you guys, you say that was $500 he charges for that, well then you can question it and then you can cancel it.

Mr. Vidal: I'm not questioning the $500amount. I'm questioning the frequency of it. I'm saying without the board knowing and in three months, how many $500 projects?

A resident: Exactly. Right. But it'll come back to haunt you

Mr. Lynch: Yeah, let's get a few bids.

Ms. Lynch: Figure out what his hourly rate is.

Mr. Lynch: Get a few bids.

Ms. Hinz Philippi: Yes. Okay, so we can get some bids from different people.

Mr. Vidal: I'm not worried about bids. Get his information. All I wanted to do is make sure. There's been plenty of times where there could have been quite a few F $500 projects that are just done without the board knowing about it. And then it comes up and somebody comes up and says, well, why were you doing that? I don't know. You know, makes you look stupid when you can't answer the question.

Ms. Lynch: How did this project start? Yeah.

Mr. Wills: That's where I think these, these periodic updates to the board, what's happening are valuable.

Ms. Lynch: That's why I've asked for bi-monthly notification to the board. What are the things that the residents are concerned about? What things have broken that need to be brought forward? I've said every meeting since I have been on this board, I do not want to find out about something the minute I sit down at a board meeting. I want to know ahead of time so I can look into it, so I can investigate and research myself. I'm not sitting up here and just lollygagging and spending residents' money for nothing. What is it that we can do?

A resident: Who makes a determination, a priority? So there could be a thousand things in the community. Who makes the determination? What's the priority?

Ms. Hinz Philippi: Okay.

Mr. Pawelczyk: Can I ask a question on this because I think. I don't know if this is the case. Did this court approve a discretionary spending resolution authorizing the $500 for at one time?

Mr. Baldino: Yeah, quite a while ago.

Mr. Pawelczyk: Okay. The only reason, I don't have that in my file, but I haven't been representing you as long as it was. That's fine. Maybe you could send that to me. Maybe if you could send that to me, we can look at it.

Ms. Hinz Philippi: It was a motion.

Mr. Pawelczyk: Oh, it was a motion. Well, why don't' we bring back a resolution. Then it sets forth all the parameters that are there. So in other words, the way I've usually seen these done is the Board would say, okay, Matt, GMS, you have $1,000 to spend. As long as it's budgeted, there's no issue, provided it's reviewed by the chair and in the unavailability of the Chair, a board member. Okay. If there's a contract or if there's not, it would be reviewed by me. That way you would have, for instance, two handymen. Okay. That you could call on. Spend $1,000 to get this stuff fixed. Because it's probably already in the budget to be done anyway. But the resolution would detail those parameters, and we can put in the resolution

every time this is executed, an email should be sent by the manager to all the Board members.

Ms. Lynch: Exactly what happens is we find out after it's been started and stopped, and then it gets restarted. And we don't know until residents have stopped us on the street and said what's going on.

Mr. Vidal: I think that’s always good.

Ms. Hinz Philippi: I think. I think it's the best way.

Mr. Pawelczyk: I will put something together in the next couple weeks before the next meeting so Andressa can circulate it to the board. Well, before the meeting, I'll leave the amount blank. So you can always decide on it.

Ms. Lynch: And it's not trying to micromanage. It's trying to get stuff done, understand what's happening in our community. That's it.

Mr. Pawelczyk: And that's what it's for.

Ms. Hinz Philippi: All right, so the next item. Let's go back to consideration of proposals for concrete pads. Steve, The. The proposal for the concrete pads.

Mr. Vidal: I don't have anything on the concrete pads. I have them in here. I don't have any other information on it. Is that what you're asking for?

Ms. Hinz Philippi: Yeah.

Mr. Vidal: As far as the benches, with the benches, what I was going to suggest, I don't see the need really for five benches along River Parkway at the cost that it's going to be. The concrete pads is two and a half times of what a bench costs. Three of the five are going to have to meet ADA requirements, which means an additional pad, which is going to be more expensive because you're in another 12 to 15 square feet of concrete for the chair. Obviously, I gave up with trying to find out if there's a permit required. So there's no inspection on sidewalks, really, per se. They might want to inspect the installation of the bench itself. The benches have to have backs and armrests on it to meet ADA requirements. So if we put two benches in front of the pond, you could have one ADA, and one regular. You could have one so people could sit facing the pond. The other bench would be facing the road. So I don't know which way you want the benches to face.

Ms. Lynch: Well, you don't need two benches side by side.

Mr. Vidal: The pond is a thousand feet long. I mean, you'd have two benches there if you want to put one somewhere else. But I'm just saying people were talking about before of having the benches at the pond so they could sit there and look at the pond. Well, then you have to worry about access for somebody to access the bench..

Ms. Lynch: Well it wasn't even just that. We have people in Bent Paddle that are walking children and grandchildren, and they get winded and they need a place to stop. They're not just coming straight to the Hawks Ridge pond. You're talking all of Lazy River. It shouldn't be concentrated and front of one community.

Mr. Vidal: Well, then, out of the five benches that you originally proposed, three of them would have to be ADA, which is going to require more concrete, and the benches all have to have backs and arms. So that' a difference in pricing.

Mr. Baldino: I think it was good to explore. But after looking at the pricing and the parameters that we have to go through, I don't think with the needs that we have in this community right now, I think we should probably just table it. We have other priorities right now.

Ms. Lynch: I agree with you.

Mr. Baldino: But it was worth exploring as a board.

Mr. Vidal: My suggestion was for if do you want to put the two benches in near the pond, which is kind of essential area.

Ms. Lynch: It is essential.

Mr. Vidal: I know people that walk five miles and it's like I don't know how they do it,

Ms. Lynch: I miss doing it.

Mr. Vidal: I can't go a quarter mile, so I would use the bench too if I walked. But anyway, that's all I was just suggesting.

Ms. Lynch: No, I agree with the price.

Mr. Baldino: Prices are a lot more than we had thought. So we just need to table it.

Mr. Lynch: I have a suggestion coming to on that particular project. Maybe a way to get it somewhat cheaply. Todd Dugmore came up with these benches. We

did a lot of work on our clubhouse volunteer. If we could come up and. I can't do it. I'm too old. Steve can't do it, and he's too disabled. If we could come up with volunteers to pour the concrete pads.

Ms. Lynch: I don't even think we want to go in that direction. These benches up here were brought in by Todd Dugmore. He was kind enough to think of the community. He asked about putting one down on the paver area and maybe one up on the clubhouse. But somehow I don't know who, but somehow they went from the pavers to where they sit now. Listen, I love it because at the election on Tuesday, I come out and there's so many people sitting there talking, community members having conversations. The sign that says don't sit on there. But people were enjoying that spot. And I honestly think they're perfect there. So I would like to propose that we bolt them there. They need to be bolted. But I really think that where they're sitting right now is symmetrical because, you know, the geometry thing in me. The symmetrical. And its conversation and they look really nice there. So I didn't want to give anybody permission to bolt them because I thought that the Board had the right to say yes or no. But look what you see and if they look great, we'll find somebody to put some bolts in there and remove the do not sit signs.

Mr. Baldino: I'm on board. I like them.

Ms. Lynch: They look nice.

Mr. Baldino: They look great.

Mr. Vidal: And they're in the shade.

Ms. Lynch: Most of the day.

Mr. Lynch: They were put out there because they were so heavy.

Ms. Lynch: They are very heavy. That's why people can sit on them.

Ms. Hinz Philippi: So yeah, do we need a motion for that, Michael, or with just direction from the board to bulk them down?

Mr. Pawelczyk: Direction.

Ms. Lynch: Yeah, I'll bring my drill.

Ms. Hinz Philippi: All right. So the next item would be the umbrellas.

Ms. Lynch: Umbrellas.

Mr. Vidal: The umbrellas. It gets into the same situation with what we started out trying to find and possibly pursue is not the best way to go. I don't think we should be ordering $5,000, $6,000, or $7,000 pieces of equipment from Michigan to be shipped down here. And then try to find an installer and try to find a contractor that knows what he's doing with it. Since we are a commercial establishment, it's going to have to be done under permit, which increases the cost because the city's going to require engineered drawings. We're better off finding a local contractor company. So there was one that I came across and I called, I spoke to them today. They didn't get back to me. But they're just trying to get a budget idea and we're probably looking in the neighborhood of $12,000 to $15,000 to put up a shade sail. It's one stop shopping. So they get the product, they do the installation, they get the permits, they take care of everything. And we're not trying to find handyman type people or local small contractors to bid these things. It is a structure.

Mr. Wills: Is this for putting up a sail?

Mr. Hans: Yes.

Mr. Lynch: Basically there's a company right now that's putting up these sales. Shade sales on the park right up here. Yeah, I would suggest that we.

Mr. Vidal: I've got their card.

Mr. Lynch: Either get a committee together or get bids.

Ms. Hinz Philippi: We get bids. We have a contractor. We have several.

Mr. Vidal: We do not have a contracting bid to put.

Ms. Hinz Philippi: No, no, we have for a contractor to come and do that. Like you said, one stop shop. We have some companies that we can call and get the bids. Cuz we did in other districts okay.

Mr. Lynch: Let's get bids for this.

Mr. Vidal: The company that's doing the park is called Shade America. They're out of Jacksonville, so they. They go all over the country. But again, it's still you're dealing with one company that's providing the product and doing the installation, taking care of permitting.

A resident: There's a guy in Martin county that does this.

Mr. Hans: There is a lot.

Ms. Hinz Philippi: We'll bring it back. So we have. We were looking at this estimate for the lights there. Light poles.

Mr. Hans: And then you can skip next one that we just talked about.

Ms. Hinz Philippi: Yeah. We're going to go to Justin Time Painting for the streetlight painting.

Ms. Lynch: Wait a minute. So we've already got an estimate for the painting. Is that what this is?

Mr. Hans: That's from Justin Time for painting the street

Ms. Lynch: And replacing two of the lights that are out.

Mr. Hans: This is for cleaning the posts for that.

Ms. Lynch: That's just cleaning?

Mr. Hans: $45 per post to clean it for that $550. That's for the cobwebs on the posts. On to item D, Justin's painting proposal. This is in comparison to the painting proposal we'd gotten for the streetlight post at our last meeting from Painting and Safety Company. Painting and safety company had $5,400 for the same exact project.

Mr. Lynch: It's not the same.

Mr. Hans: Sorry. 52. It's 32 posts in total.

Mr. Lynch: Jus in Time bid like 16 or 18 post. It's not comparable.

Ms. Lynch: It's 18 polls.

Mr. Hans: Okay. I cannot speak on that.

Mr. Vidal: Casey didn't want to bid this.

Mr. Hans: No, Casey did. For whatever reason, his bid didn't get brought over from last meeting to this meeting on the agenda.

Mr. Vidal: If it is 32 posts it is this and if it 35 posts.

Mr. Hans: Yeah.

Mr. Vidal: Casey has done plenty of other things for us around here.

Ms. Lynch: Interesting.

A resident: Are the poles. How's the integrity has structured the poles. Are they worth doing all that too or they?

Mr. Vidal: The light poles themselves. I haven't inspected the lamp post. If that's the case that they're not. That the integrity is compromised. That should have been something that's been done on an engineering inspection, and we should have been made aware of it.

Mr. Hans: So to clarify on price as well. Justin Time's Price is $160 per pole. Casey's price is $162 per pole. It's a two dollar price difference per pole. That's what it comes down to.

Mr. Lynch: We have to close this up.

Mr. Hans: This is to repaint the green light posts with a fresh coat of paint to make them look good and uniform essentially as requested previously. But essentially both proposals are identical when you factor in the missing 14 lights.

Mr. Lynch: I move that we award the job to Painting and Safety.

Mr. Hans: We have a motion from Chuck.

Mr. Vidal: I second that.

Ms. Hinz Philippi: All right, so the Painting and Safety.

Mr. Hans: Painting and safety Co. for $200 for 32 lights and an additional $200 to cut down post.

Ms. Lynch: Can we also request that as they paint it, if they're seeing any that are structurally concerning that they be identified before they do the work.

Ms. Hinz Philippi: So I have a motion by Chuck, second by Steve. All in favor, please say aye.

> On MOTION by Mr. Lynch seconded by Mr. Vidal with all in favor, A proposal from Painting & Safety for streetlight painting was approved.

Ms. Lynch: How long is this paint job supposed to work? The reason I ask is interesting because we should have something on a rotating basis. This year neighborhood streetlights should be painted.

Mr. Baldino: Right.

Ms. Lynch: Next year, Lazy River gets painted.

Mr. Lynch: Painted. That's a PM schedule.

Ms. Lynch: We should have a schedule as we're starting to catch up. We should have a schedule of all of this stuff.

Ms. Hinz Philippi: Yeah. You know that we're working on that. And we've been working on it. We start working last meeting. Right?

Ms. Lynch: No, I. I've asked for it several months.

Mr. Baldino: How far along are we with that schedule then?

Mr. Hans: We don't have much. We've been doing way more than 10 hours a week for these properties.

Mr. Lynch: It's hard to do a PM Schedule when it's not done initially. It becomes more.

Ms. Lynch: It becomes daunting. It does become daunting. However, it can be done, and I don't understand why we don't have one.

Ms. Hinz Philippi: You need one and it's going to be worked on. When you have hours that you can work on it.

Ms. Lynch: Aren't they the ones supposed to do it. Did we pay? Did we pay? Did we pay? What's his face, Roberto?

Mr. Hans: No, we said no to his proposal because it was too expensive. There was a shock value of the price when it was requested two years ago. And everybody on the board said we don't need to pay that.

Ms. Lynch: No, we just paid for how long would all the pool chairs last. We got something that said how long to expect the pool chairs. I'll go back, I'll look for it.

Mr. Hans: Val had done something like that.

Mr. Lynch: That's over.

Ms. Lynch: Yeah.

Ms. Hinz Philippi: Okay. I have sent an email with Juan on that one for us to work on that estimate for maintenance on the property. But they are going to do the big items, you know, meaning the asphalt and all the structural things. And then you have the little ones. Wo we got to work on that together.

SIXTH ORDER OF BUSINESS — Ratification of the Pool Pump Gate Lock Replacement Proposal with All County Lock & Key, Inc.

Ms. Hinz Philippi: The next item will be ratification of the pool pump gate lock. We had to reach out to Christina to do that because we had that one.

Mr. Hans: The lock for the equipment failed after 25 years. We need to make sure that area stayed locked up so nobody could go back in there.

Ms. Lynch: Is it now where the gate will close?

Mr. Hans: Yes.

Ms. Lynch: Okay. The pool gate.

Mr. Lynch: Okay, it is the lock on the pool gate.

Ms. Hinz Philippi: Yeah.

Mr. Lynch: Okay. I took a look at that lock and the bid to do an $1,100 which is a little crazy. Okay. I think that we could put hatch blocks with a padlock on the three locks that go out that fence.

Ms. Hinz Philippi: It was done already.

Ms. Lynch: It's done. It's fixed.

Ms. Hinz Philippi: It's fixed.

Mr. Lynch: Okay.

Mr. Wills: See the Board is last to know.

Ms. Lynch: No, no, they sent it to me. The gate was staying wide open as a safety and liability issue. You can't have that gate stand wide open.

Mr. Lynch: In other words, 3 $20 locks would fix that and when they go, you buy three more $20 locks.

Ms. Hinz Philippi: Yeah

Mr. Lynch: Those mortise locks in those gates are shot.

Mr. Baldino: Yes.

Mr. Hans: Yeah.

Mr. Lynch: You just put another one in and now when you replace the gate, you just got ripped off for 1200 bucks.

Mr. Hans: I mean, there's no plans to replace that gate for the foreseeable future. The boot's good for another 25 years.

Ms. Hinz Philippi: Yeah, it was 25 years.

Ms. Lynch: So the lock is the issue. It's not anymore.

Ms. Hinz Philippi: It's not anymore. All right, so I need a motion to ratify that I make a motion

Mr. Wills: Do I have a choice?

Ms. Hinz Philippi: I have a second by Steve.

> On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, Ratification of Pool Pump Gate Lock Replacement with All County Lock & Key, Inc. was approved.

Mr. Wills: What was the amount again?

Mr. Pawelczyk: $1,109.63.

Mr. Pawelczyk: It's in the proposal. It's in the agenda package.

Ms. Hinz Philippi: It's not just the lock.

Ms. Lynch: It's not a lock.

Mr. Pawelczyk: It's the whole contraption, I guess.

Mr. Hans: Yeah.

Ms. Lynch: All right.

SEVENTH ORDER OF BUSINESS Discussion:

A. Items Requested by Chair

1) **Hawks Ridge Uniformity of Signs to Match the Rest of the Community**
2) **Boat/RV Storage to Have Solar Lights**
3) **Gravel Instead of Mulch Around the Pool Deck**
4) **Labor Day Event – CDD**
5) **Little Kayak Barrier**
6) **Sterile Carp Possibility for Lakes**

Ms. Hinz Philippi: The next item are requested by the Chair. She asked to put some items on the agenda. So we want to go over them.

Ms. Lynch: Yep. The first item I've requested is the Hawk Ridge signs. The street signs, stop signs, etc., did we get a bid on that?

Ms. Lesnansky: I'm working on it.

Ms. Lynch: She's still working on it. I've asked. I've gone to the city. I've gone to council members. Michael's gone to the legal department. It's part of our community standards that we have street signs that all are on the white poles with the white background lettering, etc. in every community. Hawks Ridge, unfortunately, has been left to not in that compliance. That was supposed to be something that was on the bond. Nobody is going to enforce that bond. So we need to have those signs corrected to community standards.

Mr. Vidal: I saw somebody putting in stop signs over in Little Turtle over those.

Mr. Hans: That was the developer. That was part of their closure for Little Turtle, which is what should have been done. It did take them seven years after Little Turtle was completed to get in there and do that, though.

Ms. Lynch: We're talking all the signs. So I've requested a price to replace the DOT signs, to bring our signs in Hawk Ridge to community standards. I should have that by the end of this week. Also several people that rent boat and RVs. There is no light out there.

Mr. Hans: There's a few, but there's not enough.

Ms. Lynch: Well, the last time I was out there.

Mr. Vidal: It's not adequate lighting.

Ms. Lynch: It's not. And there are people that do have vehicles there that use it day and night. I don't know if we can get some solar lights out there. I know we can't tap into a power source.

Mr. Baldino: We try that already.

Ms. Lynch: Right. And that was not acceptable. But we definitely have got to get lighting out there. It's a safety issue. Especially now that all those trees are gone and not going to be replanted. It just makes that whole area. Hello. Come check me out. Even that crappy thing that the city put up isn't really sufficient.

Mr. Vidal: They're the ones who put that cloth up?

Mr. Hans: Yeah, the city did not us.

Mr. Lynch: Useless.

Ms. Lynch: It is useless.

Mr. Baldino: Oh, the cloth barrier. Yes.

Ms. Lynch: Yeah. So I would like for us to. I don't know what's an average solar light cost out there, Matt?

Mr. Hans: I mean, you get them for around $150, $200 a light unit out there. When we had originally gotten the bids for getting power back out there, it was around $10,000 for getting power turned back on and getting the lights that were out there and cameras that were out there hooked back up as well. That is the board's prerogative as well. We can go back down that route. We can start with the solar.

Mr. Vidal: Was there not power there at one time?

Mr. Hans: There was power there at one time. Roots had grown through the power line. We were going back and forth. This is when Val was still on the board. She didn't like the price that we were getting for putting a new FP&L service out there and having everything rewired back up. At the time, it was coming in around $10,000 to $12,000, depending on the vendor that we had spoken to. We just reached out with over five different vendors. So like I said, if the worry is securing the stuff and we want the cameras to be working out there as well, we can go down that route too.

Ms. Hinz Philippi: But they said like the, the solar light.

Mr. Hans: Yeah, no, we can definitely.

Ms. Hinz Philippi: How much?

Mr. Hans: I already said $150 to $200.

Mr. Baldino: Well, I'm just wondering, are we trying to fix the lighting or are we trying to fix the video? Are we doing both?

Ms. Lynch: I wasn't even thinking about the video.

Ms. Hinz Philippi: And then you have to be reviewing.

Mr. Hans: Well, the conversation went to security. That's why I brought that up.

Ms. Lynch: But lighting is a safety, I think a safety concern.

Mr. Baldino: Absolutely.

Ms. Lynch: And I would say if we could maybe try two. One on just here.

Mr. Vidal: My only issue is going to be with the quality of them because there's a lot of junk out there. I don't think we need to waste money on junk solar lights.

Mr. Hans: Those lights that are out there around that range and there are saying not working or they're not adequate, essentially.

Mr. Baldino: So we need more of what is there. What is there is working, but we need more to eliminate it more? Is that what you are saying?

Mr. Hans: I'm getting mixed reports that it's not lighting it up enough as it is. That they're doing something, but more can help.

Mr. Vidal: Well, of course, yeah, it works. It lights up.

Mr. Baldino: They're solar.

Mr. Hans: And what was there before was also just two lights at fence height as well.

Mr. Baldino: How many do we have now?

Mr. Hans: There's three.

Mr. Baldino: So why don't we do. I was going to say two more and then look at it before you get too involved.

Mr. Hans: Yeah. The reasons why we had originally had to use the two that we had was because we had the two old light poles and we'd replaced those solar lights. And then there's one added to the pole that the cameras are on.

Mr. Baldino: I got you.

Mr. Hans: We can see it being attached to the fence with some lighting options for that. They make like a solar flood lighting option as well that won't be turned on unless someone comes into the area and it would kind of brighten up. We can try some of those and see if those work a little bit better.

Mr. Baldino: I mean, I think a permanent solution of making it illuminated every time when it gets dark, it's fine. We don't need a motion sensor. The lighter you have on there, the better deterrent you're going to have. So if we need to add some of the ones that are currently working. If the ones that are there are currently working, I think that we could add a couple more and make it a little brighter. Don't

spend too much but go in stages of two and then see if you see an increase in the light in there.

Ms. Hinz Philippi: I want to give it like a not to exceed 300 to get two solar lights there.

Mr. Baldino: What's the cost of the light?

Ms. Hinz Philippi: He said like $150.

Mr. Hans: Roughly $150.

Mr. Baldino: Install?

Mr. Hans: No, we got to get someone to install.

Mr. Vidal: You need more than just a light too. You need a pole. You need something to mount it on.

Mr. Hans: We were saying we could mount on the fence essentially with the solar lights. To get those poles in the ground at the right height would be much more than what we're talking about, price wise.

Ms. Lynch: So I'll make a motion to not to exceed $500 for some solar lighting out there at the boat store storage.

Ms. Hinz Philippi: All right, I have a motion by Christina. Have a second.

Ms. Lynch: Nobody.

Mr. Wills: I think that is throwing $500 away.

Mr. Baldino: Steve made a point we would need a pole to illuminate the parking lot. You don’t just want to just illuminate the boat. So $500 is not going to get you two poles, and two lights installed. It's not going to happen. So we need to look at that a little bit more. And if what Steve's saying is obviously correct, you want to illuminate the parking lot, you're going to need to put the light up higher.

Mr. Hans: You got to elevate it.

Mr. Baldino: See, the two lights that we added were already existing. We just put the solars on the existing poles. We need two new poles. So we don't know what the cost is.

Mr. Lynch: If you're going to go for two poles, why not fix it, right?

Mr. Hans: Yeah, exactly.

Mr. Lynch: You know, get the security. All the security done correctly.

Mr. Baldino: If I remember correctly, we only had one bid for electric.

Mr. Hans: No,

Ms. Hinz Philippi: No, we had a couple.

Mr. Vidal: It was a lot.

Multiple people speaking at this time.

Mr. Hans: The $10,000 price that we got at that time probably does not exist now.

Mr. Baldino: Do you guys want to entertain trying to get electric back out there versus wasting money on solar?

Mr. Vidal: Not for $10,000 or $12,000.

Ms. Hinz Philippi: All right, so we can bring just some proposals for solar for the next meeting.

Mr. Baldino: With the pole.

Ms. Hinz Philippi: Okay. All right, so next item would be gravel instead of mulch around the pool deck.

Mr. Baldino: I thought we did that.

Ms. Lynch: It's the outside. And I think putting mulch back there is not a good idea. But it definitely needs to have something besides mud. So I wanted to bring it forward to find out what. Because we were thinking about it last time.

Mr. Vidal: Where are you talking about? Yeah, where the new plants were just put in?

Ms. Lynch: No, where the filter and the backpack and all. That's all still mud.

Mr. Vidal: Well, that's going to require a whole lot more than just dumping gravel back there. That whole thing has to be excavated, leveled out, compacted, redone. I mean, it's just a mud pit.

Ms. Lynch: It does, but it is a mud pit. But I wanted to keep bringing this forward, so it doesn't fall to the wayside. I just said I'm looking for something other than mulch. Not immediate, but we have got to continue to bring this forward so that we can.

Mr. Vidal: I understand that. All I'm saying is it's going to involve more than just getting gravel. We need to make a determination of what's going to be done out

there with the whole surface area. It's not even compacted back in from where they're putting this equipment. If they don't get it finished over there.

Ms. Lynch: I know.

Mr. Hans: Supposedly on that note, the inspector was supposed to come through today. I finally had someone call me back from their office yesterday morning. Supposedly an inspector from the city is supposed to pass by today to sign off on the electrical. When I got in, first thing I did was walk over there and see if it was signed off.

Mr. Vidal: Why does the city take so long to get an inspector out? They weren't ready for it either.

Mr. Hans: Yeah, exactly.

Mr. Vidal: The other thing is we have to decide what's going to be done with the remaining items that are in that enclosure. Do we need those? Do we need all that stuff in there? The whole thing needs to be dressed up. Yeah, but why is the fence not back up? Well, fence isn't waiting on electric. What does that have to do with the fence?

Mr. Hans: Because we're laid on the electric. Our main permit has not been signed off on for completion yet. So they can't put everything back essentially until the electrical signed off on. Then they put everything back, recompact, put a bow on it and then they do the final inspection. Is what I always explained from them on their process for this. Where we are right now is we're withholding $33,000 from them. Like they should be just as eager as we are to get it done if they want to see their money. I've been reaching out, been in contact with them, trying to get some movement on this.

Mr. Lynch: I would suggest that we give them an ultimatum and they can get it done by a certain date. Could be a reasonable. Otherwise we'll hire somebody to get it done and back charge them for it.

Ms. Lynch: There's nobody going to take over. That was the problem of finding somebody to complete the job.

Mr. Lynch: That thing is sitting out there. I know that you've expended a lot of effort trying to get them off their butt, but, hopefully, I you're holding $30,000.

Mr. Hans: Yeah and realistically they've got maybe an afternoon or two worth of work to get that money for whatever reason they're dragging their feet on.

Mr. Lynch: And I want to look at it.

Mr. Vidal: We should be able to get that money to them within the next six, eight months or so.

Mr. Lynch: I don't want somebody in there in 10 minutes trying to do two hours of work.

Mr. Hans: Oh, exactly. Exactly.

Ms. Lynch: All right.

Ms. Hinz Philippi: All right.

Ms. Lynch: I'm going to jump to the Little Kayak barrier. The city is redoing our playground, as we are all aware. But the city has also cut into part of a path going into a Little Kayak. The fountain there where it says no fishing, blah, blah, blah. According to the laborer that's working on our playground, he says there's an agreement with River Place and the city and that path needs to be there so that people can go fishing.

Mr. Lynch: Okay.

Ms. Lynch: With the sign that says no fishing by word the city. So he's cut in farther. So I've had some residents that have said, listen, this is not good. And now bathroom lights are shining into residence home because barriers have been cut back so much with this park rehab, much like we did behind Little Turtle with the poles and the rope that say no trespassing to prevent all the ATVs, golf carts, etc. from going behind their homes and Moss. We could very easily put up a little barrier fence about this with two poles, lattice, and some hinges with the signs no trespassing and all that to prevent or deter people from trying to come from the park into the backyards of the residents and Kayak.

Mr. Vidal: Why are they cutting trees down on the pond side?

Ms. Lynch: Because apparently he believes we have an agreement with the city that they're going to clear it. It's already been cleared. For twenty years they have cleared this so that people can go fishing. Which, mind you, one of the last

reasons they had to fix the fountain over there was because of the fishing line all caught up in the fountain.

Mr. Vidal: I'll stay out of that one.

Ms. Lynch: Okay. But anyway,

Mr. Hans: The sign when you walk up to that lake specifically says no fishing around the fountain. It doesn't say no fishing. We could effectively put a no fishing trespassing sign. And if people go back there, you pick the phone and call the cops, and they won't go back there no more. It is our property. You can trespass people.

Ms. Lynch: It's not the cities. So what I'm asking is two wooden poles with a hinge so Hugo can still access it if he needs it with the same lock that we have behind Little Turtle and Moss that he uses to get his equipment in and out. And this protects that area from residents trespassing in areas nonresidents trespassers.

Mr. Baldino: Are they driving or are they walking?

Ms. Lynch: Walking

Mr. Vidal: Are you talking about from the parking lot side?

Ms. Lynch: From the parking lot into.

Mr. Baldino: But wouldn't they just hop over it

Ms. Lynch: But if we have a sign that says no trespassing.

Mr. Baldino: Well, I agree with the sign, but I don't know if we need to go to the extent of the rope because. Because people can just jump over it.

Ms. Lynch: Well, part of it is too that's a barrier to deter. Right. So if you have a barrier that's naturally going to deter.

Mr. Vidal: So then they just walk out to the main road and go in through that way. Or you just go further around the back and come into the basketball courts. If I want to get into the pond, I'll get into the pond. That's all I'm saying.

Mr. Baldino: The city is saying it is supposed to be a fishing area.

Ms. Lynch: The worker at this city.

Mr. Baldino: But have we verified his findings?

Ms. Lynch: We have no agreement with the park.

Mr. Baldino: There isn't?

Ms. Lynch: We have no agreement. That's why we're not paying.

Mr. Baldino: Well, I understand that part.

Ms. Lynch: mean it's a very quick, easy, inexpensive option to say hey, no more.

Mr. Lynch: Can Hugo still get his equipment in there?

Ms. Lynch: Yeah, he goes.

Mr. Baldino: Yeah, he has the key to it.

Ms. Lynch: And he would have a key, but he also goes a different direction.

Mr. Baldino: The other swale area or the other area.

Mr. Vidal: I don't know that he goes in that way anyway. Does he?

Ms. Lynch: I don’t think so. I think he goes through the Lazy River side.

Mr. Vidal: Right? Yeah, I mean on the park side.

Mr. Hans: The only people that really use that for access from the park side on our end would be the lake maintenance company if they need to get a boat in there. And that's really about it.

Mr. Vidal: I have some oak trees I'll donate.

Ms. Lynch: What for them to cut it down?

Ms. Lynch: It also could help with some of the berry poachers that are coming in.

Ms. Hinz Philippi: So do you want to approve a not to exceed to put that barrier there? Or do you want to put a sign.

Mr. Baldino: What did it cost by that creek where we put them in there.

Mr. Hans: Well, what we did at the creek versus what Christina is explaining are two different things as well. We had a metal string barrier essentially over there. Christina's talking about doing a full lattice structure on hinges.

Ms. Lynch: I'm talking about two wooden poles. This is so simple.

Mr. Vidal: Yeah.

Ms. Lynch: Two wooden poles. Some lattice that's attached by a hinge and a lock.

Mr. Baldino: Oh, I see what you're saying. Yeah, I was.

Ms. Lynch: Okay. I'm not talking some fancy contraption. It's two wooden poles, two hinges, some signs that say no trespassing. A lock.. That's ang in your face, don't come.

Mr. Baldino: Almost like a gate is what you're saying.

Ms. Lynch: A little bit of a gate.

Mr. Baldino: That paints a better picture because I thought it's not.

Ms. Lynch: It's not this elaborate.

Mr. Hans: Yeah.

Ms. Lynch: Labyrinth.

Mr. Vidal: Well, without knowing what it is. I don't know.

Ms. Lynch: Honestly, I don't see it costing more than maybe $200 bucks. Honestly.

Ms. Hinz Philippi: Have some stuff that you can get in Home Depot.

Mr. Hans: You would have to fashion frame for lattice to attach the hinges to. It's going to probably cost more than $250.

Mr. Vidal: Lattice is going to be destroyed.

Ms. Lynch: You have another suggestion?

Mr. Vidal: Okay, that's what I'm saying. Without proper signage.

Mr. Baldino: Why don't we start with the signage and see how effective the signage is and then we can venture if we still having an issue.

Ms. Lynch: Do you want to have any comment?

A resident: It's been ever since they did that big opening. It was like they opened it like almost 8ft wide. That was like three years ago.

Mr. Hans: I mean, you saw it.

A resident: The beautiful view that we have now that we bought the house. We have this beautiful view on bathrooms of the park with the lights on all night so that it reflects in the pond into our house.

Mr. Baldino: So you're trying to regain your privacy from what you see now with the lights from the bathroom.

A resident: Privacy. But there's also, that's a pond that is private to River Place. It is not a public park.

Mr. Baldino: Got you.

A resident: People who want to fish, they can get a permit and fish on anything that is on St. James, which all those parks do belong to the city.

Mr. Lynch: They fish on our park.

Mr. Baldino: I follow you.

A resident: So this park is with that huge opening. People are just coming, opening to the park. They're fishing. They're throwing these huge nets. Three times we had to have that fountain repaired because of fish line. Every time they opened it up, it's always fish line that is breaking that fountain and people just coming throwing rocks at the gators and whatever. It's like. No. And its people that do not live here. It's people from the park.

Mr. Lynch: Can we prohibit people from outside the community fishing in our lakes?

Mr. Vidal: It's already been done.

Ms. Lynch: All we can say is No Trespassing.

Mr. Lynch: But I'm saying over in Canoe Park, right, people fish behind my house all the time that don't live here. Which is against the CDD rules.

A resident: The orders of the rules and regulations. Nobody, even another resident, is not supposed to fish in somebody else's backyard.

Mr. Lynch: I don't own 10ft next to the lake.

A resident: Yes, but it's still your backyard.

Mr. Vidal: This is our property. I don't want a lattice thing with two posts. We put a barrier through there, a substantial barrier, you know, but then how high is it going to be?

Mr. Baldino: You can't recreate the nature that was there, that was taken.

Mr. Vidal: No, you're not going to recreate, but you can.

Mr. Baldino: You can put a sign up to deter people. And I think that's a starting point. Unfortunately, when people cut down trees and stuff like that and they. The light just comes through, you're not going to recreate years and years of nature growing.

Mr. Vidal: No.

Ms. Hinz Philippi: The No Trespassing sign and the no fishing on the lake, that would help the signs, at least if they are there, you can call the police and say they are trespassing. And they have to go because. Because you call them and, and the police is going to come and they're going to be like, oh, I can't go there. It's going to be a. There's so many other places that they can go down and not be bothered by the police, that maybe that's going to deter them.

Mr. Baldino: Yes.

A resident: I don't mind people fishing when they come in my backyard, because it is my backyard. My house is very close to the water. I have 10ft past my fence. So for them to be on whatever, they would have to walk like this along the water. So I don't want people right in my backyard fishing. I always tell people.

The audio stopped at this point.

Mr. Lynch: Specifically what panels to order, and they came up with $10,000. I called them back in to remeasure the walls because the walls on the sides are an odd shape and those panels that were called out wouldn't fit there. Okay. They're supposed to get back to me with perhaps round panels down that wall so that it's more aesthetically pleasing. They haven't gotten back to me with that. It might be up in that $11,000, $12,000 range. Okay. What I would like the Board to do is to do a do not exceed at $13,000. If not, this project is closed and we can't do it. Just can't do. Can't do the panels in there. That's all. That's been a problem for a long, long time. If you can solve in another way. And I don't think you can solve it any cheaper.

Mr. Vidal: Well, the other thing to keep in mind with that is this could just be phase one. In other words, what they do is not adequate then what do you do? Just stay away from it. Just like in here. Which is why we did what we did instead of trying to decide. That's what I'm saying. I'm just, just putting it out that it. It might not be. It might be.

Mr. Lynch: The one contractor was pretty helpful with. I think this is going to solve your problem. If it does not do this and then add panels. You're not going to

satisfy everyone. Okay. It's just like when we did this. Steve and I were pretty confident that we could do this. And hey, we'll see. It worked out.

Ms. Hinz Philippi: The decision here is do you guys want to move to a not to exceed $13,000?

Mr. Vidal: This could be solution that might help or it might not. You don't know until you do it. It's kind of a test. The other thing is, is these companies are not sound engineers. They're basically. They do drop ceilings in commercial buildings. You know, they call them acoustic ceilings..

Mr. Lynch: We went down and looked at a job that the one contractor did. Okay. They're recommending this bright white color for the ceiling panels. We didn't like it because it gets dirty too easily. Bright White. The color can be decided. Like an off white would probably be better. Anyway that is it going to cost us to do this job. Like I said, if we. If we don't do it, it's over.

Ms. Hinz Philippi: What do you think?

A resident: Can I please make a comment really quick? I have been to several meetings in here and events in here. I have tinnitus in my ears while you all guys are all talking over each other. I can't hear damn things going on. We need something in there that dampen the sound in there.

Ms. Hinz Philippi: If you guys want more time to think about it we can table it for the next meeting. But if you want to move, we're looking to get a not to exceed 13,000.

Mr. Lynch: I make a motion that we authorize.

Ms. Hinz Philippi: Okay. Motion by Chuck.

Mr. Lynch: A number not. Not to exceed $13,000.

Ms. Hinz Philippi: Do I have a second?

Mr. Baldino: The problem I have with that motion is we don't have a company.

Ms. Hinz Philippi: No, he does.

Mr. Baldino: Oh, so you want to just pick one of the three?

Mr. Lynch: Where we're at with picking a contractor. Martin Acoustics came in with a bid of $11,800. I called them back and you are going to have to sharpen your pencil, and they dropped it $800 bucks to $11,000. Okay. What it comes down to is

two different companies because the guy from A-1 in Fort Pierce only wanted to give us a budget number. Then when I asked him for a hard quote, I never got it. Okay.

Mr. Vidal: Some of them don't even show up.

Mr. Lynch: So now the fellow from Sound Acoustics that was a thousand dollars less. Has to adjust his bid on the side walls because the dimensions that I had given them, which were taken from Martin Acoustics dimensions so that we had apples to apples, because they never are because we don't have specs to give people. Now they are going to get back to me here in the next few days. He didn't make it. now we can wait for the next meeting, or we can go full speed ahead and try to get it scheduled.

Mr. Baldino: Yeah, I feel like we passed this a lot, and I don't think we should pass it up. I think we need to take care of the issue at hand. It's been years in the making. We fixed this room. We need to fix that room. Obviously, there's a lot more involved in that room. I mean, $13,000 not to exceed is quite some money.

Mr. Lynch: This room alone was $5,000.

Mr. Baldino: Yeah, this was 5,000, and you guys did the work. Sir, this is a board meeting. Every time you interrupt, I can't hear my fellow Board members. There'll be a time for your comments at the end. I appreciate you. What are you saying, Chuck?

Ms. Hinz Philippi: I have a motion on the floor from. Chuck. Do I have a second?

Mr. Baldino: That's what I was going to ask. Where are we pulling it from? Do you see that? That's my issue. Like, where are we going to get the money? Where is.

Ms. Hinz Philippi: We have our budget for our projects for the year.

Mr. Vidal: Right.

Ms. Hinz Philippi: Remember the one that we put $100,000 there?

Mr. Baldino: Yeah.

Ms. Hinz Philippi: For the projects of the year. We would have that money

Mr. Baldino: And not take it from any projects that we have scheduled.

Ms. Hinz Philippi: No.

Mr. Vidal: Okay. I don't know if any others are scheduled or.

Mr. Baldino: No, I'm just thinking out loud. We want to make sure we can.

Mr. Pawelczyk: Just from a procedural standpoint. Trying not to interrupt, but you do have a motion on the floor so either second it or the motion dies.

Ms. Hinz Philippi: Yeah.

Mr. Pawelczyk: And then you if you second it, you can discuss it and vote no. That's really the choice.

Mr. Vidal: I will second it.

Ms. Hinz Philippi: Okay. Second by Steve.

Mr. Pawelczyk: Now you can discuss it.

Mr. Vidal: Now nobody's got anything to say.

Mr. Baldino: We kind of said it all.

Ms. Hinz Philippi: All in favor? All in favor?

On MOTION by Mr. Lynch seconded by Mr. Vidal with all in favor, a not to exceed amount of $13,000 for acoustic panels in the main room in clubhouse was approved.

Ms. Hinz Philippi: Okay, so the motion passes. Before we go onto staff reports this item did not make to the agenda, but our hog trapper has requested to give him permission to pick the palmetto berries in the community. The hogs feed on the berries and having the berries close to the homes brings them close to the home or the properties.

Ms. Lynch: Wait a minute. I thought you had to have a permit issued by the state to do that. I'm pretty sure there has to be permitted because we had somebody approach the POA

Mr. Baldino: There was just a case in the news about that, too.

Ms. Lynch: Yeah.

Mr. Vidal: You have to get a permit.

Ms. Lynch: You have to have a permit. I don't think we have the authority to give permission.

Mr. Vidal: I don't know who's doing it, but somebody's doing it.

Mr. Baldino: That's a state thing. I don't think we can actually give them permission.

Ms. Lynch: I don't think we have the ability to do that.

Mr. Vidal: No, but we can still give permission to do it on the property if they have the permit.

Ms. Lynch: Yeah.

Ms. Hinz Philippi: Okay. He just asked that. He sent it a request, so. Okay, I'll just say that. How about if he says, oh, I have a permit to do that.

Ms. Lynch: If he has a permit, I don't have a problem, but I'm not going to give authorization.

Mr. Vidal: We don't want to give authorization until we know that there's a permit issued

Ms. Hinz Philippi: Okay.

Mr. Pawelczyk: He needs a permit from the Florida Department of Agriculture.

Ms. Lynch: There was somebody that was actually arrested with that.

Mr. Baldino: Oh, yeah, it's a big thing.

Mr. Pawelczyk: You legally harvest up to two plants on your own property.

Mr. Vidal: This is big. This is big business.

Ms. Lynch: It is big business.

Ms. Hinz Philippi: All right. Okay. moving on to staff reports. Michael.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: Yeah, I'll keep it brief because I know it's been a long, long meeting. Last meeting I gave a legislative update. I think at the last meeting talked about the limitation of liability limits. There was a bill passed in the legislature to increase the liability limitations from $200,000 to I think $350,000. Regardless that after that memo was put out, the Governor vetoed it and the legislature did not override his veto. The good news is that at least from a local government standpoint,

those liability limitations will remain where they are. They were not increased, which obviously those local government entities like a CDD that helps your insurance, which was definitely going to go up if those limitations went up. I'm sure it's going to go up anyway. It's just not going to go up as much substantially.

B. Engineer

1) District Engineer's Report for Fiscal Year 2026-2027

2) BMAP Study Update

3) Alvares Engineers Proposal for Engineering Services Related to the Pool Overflow Drainage Modification for River Place on the St. Lucie CDD

4) Catch Basin Proposal

Mr. Aleman: The pavement resurfacing once the nine years are up. Similarly, for the signing and pavement marking, again, the roadway pavement markers typically wear and tear a lot faster than the asphalt itself. We also provide a service life expectancy of those pavement markings and again, a sinking fund associated with the replacement or the restriping of the roadways. And lastly, we do the same for the stormwater system. Now, the last table in sheet 127 shows the split that we've designed for this district. It's been split into three years. about 1/3, or 33% of the district's stormwater infrastructure we're recommending gets serviced on an annual basis. For other districts, we typically recommend this to be split into five years. This is something that's going to go more in hand with the next item in the agenda. But for this district, given that we have a certain deadline assessed by Department of Environmental Protection, cleaning these stormwater structures generates us a bit of credit that will favor us when it comes to the submittals that we have pending for the DEP, the Department of Environmental Protection, that is. again, that last table just kind of breaks down how much we recommend to be budgeted to do this. These service maintenance programs for the district infrastructure. Kind of jumping a little bit ahead. But just to piggyback off of that, on sheet 131, we included one of the original district maps. You'll see three colors there. Each color represents a phase. This just kind of shows the breakdown of the maintenance schedule that we recommend for the district waterways when it comes to stormwater cleaning. It kind of jumps back and forth here on the sheets. Sheet 129 is a log that we created of all the sidewalk roadway deficiencies. I believe some

of you may already be familiar with this GIS model that we created, but it just kind of pins all of the deficiencies that we documented, a lot of which are being corrected or have been corrected. We could also offer updates to this GIS map as these items get corrected. Some of these are asphalt, some of them are concrete repairs, but a good portion of them have already been addressed.

Mr. Baldino: Yeah, I've seen the city addressing a few of them, too.

Mr. Aleman: Yeah, it's a good portion of them. I believe the catch basin inlet top was also going to be serviced. We got a picture from someone, maybe a resident in the top that was dislodged. Apparently that's going to be taken care of. We were inspecting today and we saw another. Obviously these web maps could be updated. As soon as the concrete flags are restored, we could flag these instances as repaired or restored and it will no longer.

Mr. Baldino: That would be helpful.

Mr. Aleman: Sure. That way we keep track of what's taken care of and what's yet to be taken care of. Any questions so far? Sure.

Mr. Vidal: On the catch on the stormwater drainage? What's the reason for the division there between year one, two and three? Why are they doing 31 year, 50 the next year and 60 the next year, which almost doubles the cost from the initial year? Instead of just dividing it by 3 and averaging out the cost of $1,000 a piece of. I'm just curious why. One year you budget $30,300, the next year you got a budget $ 56,000.

Mr. Baldino: It's the quantity, though. It's the number of structures you're cleaning. It looks like it doubles. Right, year two.

Mr. Aleman: Year one has 30 structures as opposed to year two or three where it's practically double.

Mr. Baldino: Steve, it's based on the level of deterioration.

Mr. Aleman: Sure, yeah. we like to target the first phase being the earliest construction. obviously these will be the ones that are likely to have the greatest level sediment. And then years two and three probably show the structures that were built later on that aren't as old and therefore shouldn't have that much sediment built into the catch basins. And again, this is to be redesigned after we finish the three

year split. We typically recommend a five year split and then we could probably allocate the structures more evenly up.

Ms. Hinz Philippi: I think that for almost all of the districts that I have, we do have the five year. Five years because it's more realistic with the budget of the communities. We should look into that.

Mr. Aleman: Sure. One of the reasons why we proposed initially three years is because again, cleaning these structures out generates us a lot of credits towards the DEP requirements that have been recently rolled out. we wanted to take advantage of the fact that they haven't been cleaned out. Once these structures get cleaned out and that sediment that gets removed gets weighted, we get a lot of credits for nutrient reduction out of those structures. again, it's a more aggressive plan now to kick off the cleaning and maintenance project. But once we last these three years, we would likely propose a five year split like we do for every other district.

Ms. Hinz Philippi: Before you go over the BMAP numbers and reduction and all that, I wanted to bring it that I have other districts that we are able to push back on the BMAP negotiation with them because they said that whatever we have on our permit is already being done so you can't come after and say, hey, now you have to do this and impose that for the community. Basically, that's the pushback from the engineers in other districts that I have. And they had a pretty good response. Once they pushed back. They were like, okay, so let's see what you can do. No more like, I want to tell you what to do. Maybe we can go that route too. I'm not saying that we are going to be able to. I'm just saying that I had that in other Districts that it worked out. It is worth the approach. It's worth to try to push back a little bit because the communities once you come with all these expenses, how they're going to be able to survive that like, is.

Mr. Aleman: I completely understand, and I don't mean to cut you short, but that's been our exact approach ever since the last meeting that we had. We met with DEP three times. And this last meeting we met with their other technical expert, Percy, from another environmental firm. They actually approved our approach in which we've gone through all of the South Florida Water Management permits that

were issued when this community was initially built. And a good portion of that analysis was showing the excess water quality treatment that the district already does. Right. As a function of the original construction.

Ms. Hinz Philippi: Ok.

Mr. Aleman: And we went ahead and ran those numbers through them. We showed them the models. She's the technical expertise on that end. And they were really happy with that approach. Now we're finalizing that package to submit so that way they could give us the total amount of reduction they could honor off of the original construction. Again, that's going to in turn, offer quite a lot of savings and it's going to reduce. Drastically reduce the amount of investment that this needs to take, if any, right at the end of that investigation.

Ms. Hinz Philipp: That sound, great.

Mr. Aleman: Yeah. It was one of the bigger set of good news. And you know, that's another agenda item that we have after this one. But I'm not sure if the district has formally approved the yearly engineers report.

Ms. Hinz Philippi: No, not yet.

Mr. Aleman: Before passing that page over, I just wanted to see if there were any comments on the yearly engineer report before I asked for a motion, I guess, to approve it in substantial form.

Mr. Pawelczyk: And just so the board knows this is a requirement of the trust indenture as part of the bonds that's why they do it. It is a really good tool, at least in all the districts that we have, because it points out issues for you. But once the bonds are paid off, you will not be required to do this.

Ms. Hinz Philippi: All right, so I need a motion to approve the District’s engineer report.

Mr. Pawelczyk: We're just accepting it. Motion to accept.

Ms. Lynch: A motion to accept the report.

Mr. Baldino: I'll second it.

> On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, The District's Engineer's Report for Fiscal Year 2026-2027 was approved.

Mr. Pawelczyk: By accepting it, you're authorizing the manager essentially to send it to the trustee.

Mr. Aleman: We've already done a bit of foreshadowing, but sheet 132 will show a small exhibit about some of the areas that we analyzed as a, I guess as an additional water quality treatment that the district currently offers that was probably not evaluated by the DEP when they made or imposed the amount of nutrient reductions that our district should generate. We obviously analyze the lakes. A lot of the lakes have a surplus of water quality treatment. Again, this is some of the water treatment that we were able to justify as a treatment that would favor us in that nutrient reduction effort. Some of the green areas are what we call dry retention areas. They're areas where the water essentially ponds on top of grass and sodded areas, again, offering additional water quality treatment that is not really factored in by the DEP. So these are some of the extensive efforts that we've done to quantify these volumes of ponded water and therefore justify that the district is indeed doing quite a bit of water quality treatment on site, and they won't really need to do x amount of improvements to meet the criteria that they impose on us. I don't mean to get too technical, but just the little table underneath there will kind of show what we've been able to sum up as a from all the existing permits and then kind of side by side, what is required, what is being provided at the moment, we're currently almost doubling what is it that's initially required by the district and as far as water quality treatment. Again, these are some of the numbers that we're now feeding into a model kind of packaging of report. And we're going to be uploading this pretty soon to the DEP for them to give us another evaluation.

Mr. Baldino: If I could follow you correctly, you're proposing the shaded green areas be added?

Mr. Aleman: No, these are actually areas that exist to be. They are to remain exactly as they are.

Mr. Baldino: Oh, okay. Okay.

Mr. Aleman: This exterior literally shows areas that we're analyzing, but not any areas that we're proposing any changes to be done. These are just areas that we're monitoring to our favor to build our case that, hey, the CDD is doing water quality treatment as a function of what was originally permitted, not anything that we're going to have to do additional.

Mr. Baldino: Okay.

Mr. Aleman: In building this case, we're going to be able to reduce the, those requirements that they've set for, for our district drastically. And again, they've approved this, this effort already. It's just a matter of them reviewing the package once we formally submit it and then see where we stand at after we make that submittal analyzing all of the existing features that the district already has.

Ms. Hinz Philippi: Okay.

Mr. Vidal: Is that something that's coming from them that they're going to determine what necessity needs to be done?

Mr. Aleman: Yes.

Mr. Vidal: The presentation you did at the last meeting or the meeting before was.

Mr. Aleman: What we had at our disposal at that time were just the parameters that we know the DEP will qualify as ways of reducing these nutrients. But of course, when you start summing up these budgets, they get astronomically high. That was before we had all the facts, you know. Now we've obviously had a lot more time to digest all of the existing records of the district, original phases of construction. Most of you may know, this district was constructed in many different phases. There's many different permits that were open and sub permits and modifications. We had to really digest through all that information to come up with a more in depth study. And this is the pitch that we're, we're coming in with now. Once we have that deficit cleared out, like, okay, this is how much we're contributing already. Maybe we may not meet full criteria, but we'll be really close to it. Then we could really roll out. Okay, so we recommend maybe educational efforts, or we'll see what gives us more bang for our buck to be 100% compliant. But.

Mr. Vidal: And will there be some choice as to what these credits could be applied to?

Mr. Aleman: Yeah, absolutely.

Mr. Vidal: As far as like if you're exceeding by 165%, that's got to count for something. And being able to say, do away with one of the other Items that they like, the street sweeping.

Mr. Aleman: Yeah, sure. Again, these numbers, I don't want you to take them as raw value.

Mr. Vidal: I understand that.

Mr. Aleman: They are fed into a model, and then we have to translate from water quality treatment to phosphorus and nitrogen reduction. I don't mean to get too technical, but once we do finish that analysis and we do get blessed by the DEP, we'll be able to then say, okay, well, these are the these are the cards that we have on our table. Let's see which one gives us more bang for our buck. Maybe street sweeping is not most bang for a buck, but maybe the stormwater cleaning that we're supposed to do anyways will get us a bit more credit to work us towards our goal. And we've worked with the DEP already. We have a working relationship with the staff that will be reviewing this, and they're looking to cooperate with us. They're not giving us a hard ceiling anymore. They're kind of seeing as long as our efforts are there, they're willing to work with us and be a little bit flexible.

Ms. Hinz Philippi: Okay, so for the next meeting, probably you're going to have their answer for us to know if we met. Because if we met our requirements it would be great. If not, then it's going to be a little difference that you can bring proposals. Oh if you do this, it's going to cost this. If you do that, it's going to cost that. That's going to be from. For the next meeting, correct?

Mr. Aleman: Yes.

Ms. Hinz Philippi: Okay.

Mr. Aleman: And I can't speak on the DEP's turnaround, but I will say that we'll have this package fully submitted right before next meeting. Very likely, I think over the next month, we'll have our full package with the model that they like to use, the software called Trains. We'll have all of that uploaded. The ball will be on their

court. And if they turn this around before next meeting, then we'll have those results to discuss with the Board.

Ms. Hinz Philippi: Ok. And the best thing is you're working with them so if they are taking their time it is their problem not ours. Basically. All right. the next one that you have there is the proposal, right, for the overflow.

Mr. Baldino:

Mr. Aleman: Angel was spearheading the coordination on this one, but he did have to spot in for me for another district meeting. The overflow project, I know, has quite a bit of different angles. I believe Meeks was a contractor that was being retained to do this work. And then we have proposed a basic scope of work to do the engineering part of their work. Now, I believe from speaking to Angel, there's been another. We're entertaining another alternative which would be to restore the existing overflow.

Mr. Lynch: I have a question.

Mr. Vidal: Yes.

Mr. Lynch: I've been kind of looking at this and I, I only have what that computer tells me. Okay. Which I don't really trust, but whenever I googled and can we use a French drain which was originally used to drain a pool? It said definitely not. Okay. Because it chlorinated water goes out into the environment. You can't use a storm drain because of the same reason. What was Meek's proposal? They proposed to go to the storm drain. But and this is only what I've heard, okay. propose to go to the storm drain with water that was dechlorinated. When I talked to our pool guy, he said no, we can't dechlorinate the pool to pump it out for back wash. You know, that's unacceptable. In fact, he's told me that if he had to do that, he's done. It's just not worth it. What are the solutions to this?

Mr. Aleman: Yeah, so I had this similar discussion with Angel. We can pitch the French drain, but like you mentioned, it'll probably be an environmental concern to have chlorinated water.

Mr. Lynch: Well, if it's not permitted, it's just not. Don't even go there.

Mr. Aleman: Right. another option that we have was a retention tank. Something plastic, something inexpensive. Doesn't have to be concrete, but

something that will retain that overflow in the event that there is an overflow condition. It's surprising that these things were originally permitted and now they're extremely prohibited, right?

Mr. Lynch: Oh, yeah.

Mr. Aleman: You know, as part of the engineering effort, we would have to coordinate with DEP and see what is on the table. But French drains the original condition may be something that we could push for it to be grandfathered since it was the original condition. If they get extremely rigid with this as a non-viable option, then we would have to explore other options.

Mr. Lynch: The French drain, the drain that was working, was working until it was dug up. It's been working, actually.

Mr. Vidal: When Apex dug it up and pulled out a section of the drain, it wasn't connected anymore. Then they chased that it's draining in a different direction. I mean, that's when they excavated down and that's where I pointed out, it wasn't going that way. It was going out into the buffer. And that's where it's been going. That was when they excavated for the pit for the backpack that was torn out.

Mr. Lynch: From what I can understand, whenever this pool was worked on, the last time was it American pool. I don't know who did it.

Mr. Baldino: Family pools.

Mr. Lynch: Okay. They ran that drain out into the buffer.

Mr. Vidal: Well, even the original one was out there still at the same way.

Mr. Lynch: You know, we're not in the same area but from what I've researched you can drain this into the sewer system. The permits to the city, into the sanitary storage. You don't have to get into the storm water. You don't have to treat for the storm water. You don't have to excavate under the parking lot to get to the storm water drains. There's a tie in, a clean out, a tie in right over here by the gym. And I don't understand, I don't understand a whole lot of what went on with this whole thing, but I don't understand why they're not pursuing that option. And it's, it's right, it's the least costly, it's the easiest.

Mr. Aleman: I can't speak on the behalf of Meeks, but Angel did mention that the sanitary sewer would be another option. I mean, right off the top. it didn't occur to

me, but that would be another viable option. If we can't grandfather what was originally permitted, which would be a French drain routing to a sanitary system. Knowing that the sanitary system eventually treated out of treatment facility would be a viable option as well, in my opinion,

Mr. Vidal: Because otherwise you get into, you get into a lot of area tanks. I mean, it's like, it's like putting in a drain field for a septic tank. It's not going to happen because you have water levels. You know, the water level here is extremely high. When you get into the requirements of all that I don't see how anybody could put a tank in.

Mr. Aleman: Everybody has a design approach. I personally like to meet directly with the agency that will be reviewing this stuff and kind of propose them what the concepts are, what we're thinking about. And then obviously we won't be spinning our tires, spinning our wheels on something that may not gain traction later at the time permitting. That would be my approach, kind of fly these areas these ideas through the permitting agency that will be evaluating this and kind of see what ideas are on the table. I can't speak on behalf of Meeks but that would be my, my approach my engineering approach to getting this permitted. After having actual permit plans, then we could have either that company, Meeks or any other company.

Mr. Vidal: Well, then, yeah, we need them to get a price from them anyway. We have to have something to have these companies bid on.

Mr. Aleman: Exactly. Bids and plans.

Ms. Hinz Philippi: So do you guys want to approved the proposal for the engineer to oversee this?

Mr. Vidal: Well, to oversee that. Not the $6,500. This is $6,500 for you to investigate which approach to take.

Mr. Aleman: Is that okay?

Mr. Vidal: I mean, with the possibility of another $3,000 in surveying fees.

Mr. Aleman: I understand. Yeah, we could revise the proposal. We could do like not to exceed hourly operations fee. We could, we could figure out a few different ways to tackle this. But yeah, it's something definitely worth revisiting. I agree with the Board. We can figure something out.

Mr. Pawelczyk: Yeah, the concern of the Board is, is that they don't want to authorize you for $6,500. When they don't know I don't know what we're doing. They do have a contract where you go hourly. You can say, look, don't spend more than this amount of time making your initial contact with DEP and bring that information back to us. Maybe then with a proposal to do the work.

Mr. Lynch: From what I can. My rudimentary research indicates that we can go to the sanitary drink period with permits

Mr. Vidal: With the city's approval.

Mr. Lynch: I don’t think it should be that difficult or that expensive.

Mr. Pawelczyk: Yeah, this $6500 covers plans, plan review, permitting. This is an extensive scope of services for the $6,500. it's not just him calling DEP and saying, hey, what's the best option here? There's permanent coordination that is included in here. Other than what you'll see in the proposal, there's basic services, which is what I think he's talking about. Let me call DEP, let me meet with them, find out what the best option is. Maybe then bring back a proposal to do French Drain, tie it to sanitary sewer, I don’t know. It is really up to you guys how you want to go.

Mr. Vidal: Well, and I agree with that of taking out basic services.

Ms. Hinz Philippi: If you guys wanted to explore the options and say, hey, don't spend more than two hours or three hours of your rate, whatever is that the Board thinks is the best or reasonable, you can do that too. Then you can just name the time and give direction for them to explore that because you already have a contract hourly with the engineer. You can just give that direction, and they can bring back options for what they get.

Mr. Vidal: With that, more things more specifically about what our options are, what we're going to do.

Mr. Aleman: Yeah, I think just to piggyback what she said, there could be like a not to exceed of hours of our time invested to find out what the viable option is through coordination with the Department of Health. Once we have that clear path, then you guys have contractors come out here. So this is the exact proposal for connecting to the sanitary cleanup. And then that would be a more accurate proposal on their end, and we could offer more accurate fee on our end.

Mr. Vidal: And who is it that you would have to discuss the possibility of grandfather in the French drain?

Mr. Aleman: Likely Department of Environmental Protection and Department of Health. Department of Health being related with public pools. Department of Environmental Protection obviously having to do with the green areas. Environmental Protection self-explanatory.

Mr. Pawelczyk: How many hours do you think that would take?

Mr. Vidal: 2 and a half hours.

Mr. Aleman: A couple of meetings, less than a day's work. That's a tough ask. Yeah, we could do some preliminary I'd say between four to six hours if you had to hold a gun to my head. Just to kind of familiarize yourself with the nearest cleanout, kind of seeing what the debt would be connected to that too.

Mr. Pawelczyk: You could do a motion not to exceed, authorize the engineer to spend not to exceed blank hours to bring back viable options for this project to the board at the next meeting, which would include some initial meetings, coordination with Department of Health, DEP and any other agency.

Mr. Wills: What is the hourly rate?

Mr. Pawelczyk: Depends on who's doing the work under their hourly rate.

Mr. Vidal: Use your cheapest engineer. Come on, guys.

Mr. Pawelczyk: He's cheaper than Mr. Alvarez.

Mr. Vidal: And what's your rate?

Mr. Pawelczyk: It depends on the contract. It's in your contract. But so if you want to say, you could say so moved and give the number of hours, and that would be sufficient. He's just going to work with what he has. He'll bring back what he can within those hours, and maybe he could provide further. You could provide him with further direction.

Mr. Vidal: I would say make a motion to approve not to exceed four hours. If that's not adequate, then, then we can, we can discuss it at the next meeting.,

Mr. Aleman: I mean, fair is fair. I think with four hours, I'll come up with something fruitful. I'll get us everything we need.

Ms. Hinz Philippi: All right, so I have a motion by Steve, second by Bruce, in favor, please say.

> On MOTION by Mr. Vidal seconded by Mr. Wills with all in favor, a not to exceed amount of four hours for Alvarez Engineers to work on bringing back options related to pool overflow drainage modifications was approved.

Ms. Hinz Philippi: Okay, so we can just jump to the next one because we're going to see that later.

C. Manager

1) **Consideration of Updated Proposed Fiscal Yer 2026 – 2027 Regular and Workshop Meeting Schedule**
2) **Final Approval of the FY2025-FY2026 Report Performance Measures and Standards**
3) **Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069**

Ms. Hinz Philippi: For me, just. I need a motion to approve our proposed fiscal year 2027 meeting schedule. I include the workshop dates. If you guys want, you can get together and have the meeting. Just take basic notes and send it to us. That is all there so you guys have that available if you want to do it. And you just have to talk to each other, make sure you get together and get that meeting notes for us. That's it. if you guys are good with that, just. I need a motion to approve.

Ms. Lynch: I make a motion.

> On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, the Proposed Fiscal Year 2026- 2027 Meeting Schedule was approved.

Ms. Hinz Philippi: All right, so the next item will be approval of the FY2025 – FY2026 report Performance measures and standards. You guys already know this, we do it every year. And this is required by our stature. It's a new thing. They tried to take it out, they didn't so we have to approve every year. I need a motion to approve

is. We already do all that that they put there. The audit, the compliance items. I need a motion to approve that.

Mr. Vidal: A motion.

> On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, the Final Approval of the FY2025- FY2026 Report Performance Measures and Standards was approved.

Ms. Hinz Philippi: The next one is to propose the FY2026 – FY2027. Because we start the fiscal year in October. I need a motion to approve that.

> On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, the Proposed FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 186.069 was approved.

D. Clubhouse/Field Manager Report

1) Monthly Report

2) Boat Storage Rentals

3) Discussion of Pressure Washer

Ms. Hinz Philippi: The next item will be clubhouse/field manager report. There is a monthly report there. Do you want to talk on it?

Ms. Lesnansky: We got signs, we opened the pool. We got the gym stuff working.

Ms. Lynch: That was great.

Mr. Vidal: We're not doing the manager report?

Ms. Hinz Philippi: She just did it.

Ms. Lesnansky: I got the pool signs and the spa signs. Matt opened the pool, and I worked on the gym. Some things needed to be repaired and they are working.

Mr. Vidal: All right, so is this discussion of pressure washer in this category?

Ms. Hinz Philippi: Yes.

Ms. Hinz Philippi: On the report, if you guys have any questions, you can ask her. But basically is it what was done. And you guys know they have been here for our pool problems that I had so they were here, like taking a lot of time to take care of that and make sure we would get this pool open. We finally did it, and I think that that was a relief for the community because a lot of people use this pool. We're glad that we were able to get that done, at least to open. On the report Matt asked to include a discussion for pressure washer. We have sitting here a pressure washer. That is we paid way more than we should have. This pressure washer, Don, I think he cannot handle it because it is too big and really powerful. What I think talking to Steve and if you were the one that suggested that we'd sell that.

Mr. Vidal: Get rid of it.

Ms. Hinz Philippi: We have another

Mr. Pawelczyk: You would need to declare it as surplus property and sell it in accordance with the statute.

Ms. Hinz Philippi: Yeah we have another property that needs one. We could basically pay what you pay for minus $ 200 bucks or something like that.

Mr. Pawelczyk: As long as that complies with the Statute we can do it.

Ms. Hinz Philippi: We have to buy one anyway. And then yours is kind of like new. It was used once.

Mr. Vidal: It’s hardly ever been used.

Ms. Hinz Philippi: Yeah.

Mr. Vidal: I think there has been 10 hours used on that machine. It should have never been purchased. You just have to declare it surplus. You can sell it for whatever is agreed to. It doesn’t matter who we sell it to.

Mr. Pawelczyk: Well, there's a statute, and the manager has that statute because I know we've sent it to them multiple times, so they just have to. Usually we would do a resolution. Usually this is brought to me beforehand, and the resolution is very simple, so you have a record of it. If anybody sells well, did you ever disclose this property? You can say, yeah, that's easy to find. It was One of the 20 resolutions we adopted that year.

Mr. Vidal: As long as we comply, it's not an issue of getting rid of.

Mr. Pawelczyk: You cannot need a resolution. You can move to declare that as surplus and authorize the manager to dispose of it in accordance with the statute.

Mr. Vidal: Do it on a resolution so it's recorded.

Mr. Pawelczyk: Or I can do that. I can bring that resolution back and you can ratify it.

Ms. Hinz Philippi: Want to do that? So we need a motion.

Mr. Pawelczyk: It's a motion to adopt Resolution #2026-04 declaring the CDD pressure washer as surplus due to the fact we don't need it which authorizes the manager to dispose of that pressure washer in accordance with the statute. And I think the intent of the board, just for record, is to sell that to another local government entity. I think you can you can do that under the statute.

> On MOTION by Mr. Wills seconded by Mr. Lynch with all in favor, a motion to adopt Resolution #2026-04 declaring the CDD pressure washer as surplus due to the fact we don't need it which authorizes the manager to dispose of that pressure washer in accordance with the statute was approved.

Ms. Hinz Philippi: All right, so then you bring back for ratification, right, Michael?

Mr. Pawelczyk: Yeah. We'll just have to check it and make sure you can dispose of it in that manner. And if not, well, we're going to bring it back.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Approval of Unaudited Financials

Ms. Hinz Philippi: All right, next item will be financial reports. Tab A is approval of Check Run summary. Tab B is unaudited financials. A motion to approve them.

Mr. Vidal: I'll move to check register.

Ms. Hinz Philippi: Okay, so something I did go through tap A and B together.

Mr. Vidal: Yes.

On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, the Check Run Summary and Unaudited Financials were approved.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi: The next item will be Supervisors Requests and Audience Comments. Do we have any Supervisor requests at this time?

Mr. Lynch: I would like to circle back to the shades. I'd like to get proposals from local companies.

Ms. Hinz Philippi: Okay.

Mr. Vidal: A company in Stuart is a potential vendor. We set up an appointment for an estimate.

Ms. Hinz Philippi: All right. Okay. then if we don't have any

Mr. Wills: I would like to circle back to the palmetto question with the hog guy. I asked him if he had it. He said, no, he needs written permission from us and then he goes to the state. But he has to have permission. He has to have permission from us.

Ms. Hinz Philippi: Okay. All right. Do you guys want to give permission?

Mr. Wills: Do we need a motion?

Ms. Lynch: No, I don't have a problem giving him permission. But once he gets the permit to cover us, we should have a copy of the permit when he gets. That would be my only concern.

Mr. Vidal: That's fine.

Ms. Lynch: Fair enough.

Mr. Vidal: Do we need a motion?

Mr. Wills: I move we do that.

Mr. Lynch: Yeah, he's got to be legal.

Ms. Hinz Philippi: Okay, so motion.

Mr. Pawelczyk: I would like to restate the motion a little bit. the motion a little bit. We have motion to authorize the hog removal contractor to remove the palmetto berries from district property, provided that he secures a permit from the department of agriculture and subject to revocation by this board at any time.

Ms. Hinz Philippi: All right.

Mr. Vidal: I moved what he said.

> On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, a motion to authorize the hog removal contractor to remove the palmetto berries from district property, provided that he secures a permit from the department of agriculture and subject to revocation by this board at any time.

Ms. Hinz Philippi: Next item will be audience comments. I ask if anyone has any comments to put their name, so the first one is Jeff Perry.

Mr. Perry: I was just concerned about that hydrilla. You need to have several people come here. I wasn't saying what they get up there, but it's a harbor branch up there. That's all they do is their marine biologists. They go all over the world. They're very knowledgeable. But the people they have do that is nothing connected with them at all. It's a company, but it seems like I've looked it up, you can go on the webpage. It's a very, very big company. It's very reputable, but they come right out and they can give you whatever. And if it's better than what he does, of course, like you said, it needs to be something and that gets back to these fountains. Ours was down for several months. Were they part of. supposed to be repairing that or fixing it or checking on it? Who's supposed to repair them pumps? So finally, us two neighbors, we took it on ourselves to go out there and fix it. we fixed it, and it's actually running this time. We put money out of our pockets, but we got reimbursed.

Ms. Hinz Philippi: All right, thank you so much. We can get the name and with you later and reach out to them.

Ms. Hinz Philippi: Yeah, I asked Monique, told them, if you want to talk, I can call. Because if not, everybody wants to talk at the same time. then Chris Henry.

Mr. Henry: Same subject. I had a couple things, but there's hydro vacuum trucks out there. I don't know if that's an option to get rid of the plants that are out there. At least get it under control. That's just an option.

Mr. Vidal: It's one of the things talked about the mechanical. Okay.

Mr. Henry: I don't know if that was the mechanical portion. Water fountain at the pool doesn't work. Any idea what's going on with that?

Ms. Hinz Philippi: The water fountain here.

Mr. Wills: The water fountain out by the pool. Now, there was a few month ago. The feed line for that, the supply line had a hole in it. The sidewalk was all wet, so it was just constantly running. I turned it off. I didn't follow up on that with Matt.

Ms. Hinz Philippi: All right, so maybe we need to get somebody there.

Mr. Wills: It's just PVC line. It needs to be replaced.

Ms. Hinz Philippi: All right.

Mr. Henry And the pool is heated, right? Is it climate control going down, too?

Mr. Vidal: It's both ways.

(Speaker I) Is it cool now? Because it's really warm right now.

Mr. Vidal: Since it's been turned on, I don't know who. I don't know if they've been set. I don't know if they have been checked. But we can check. Normally during summer we maintain it at 85 degrees. 85 or 86 all year long, so that there's no change. That's been warm enough in the winter. Last summer it was perfect all summer being the 85

Mr. Henry: I saw a CDD Labor Day party I saw somewhere on the agenda.

Ms. Hinz Philippi: You good? You good then? Or you have anything else?

Mr. Henry: There is no CDD Labor Party in the agenda. I just wanted to ask about it.

Ms. Hinz Philippi: All right, Sounds good. Next one. One was John Hanlon.

Mr. Hanlon: Yes. Before we go there did you guys discuss the Labor Day event or did you skip over that?

Ms. Lynch: I skipped over it.

Mr. Hanlon: Ok, so there is no Labor Day event?

Ms. Lynch: It was a discussion. I honestly got busy talking about something else, but I missed going back to it. I was asking. Wanted to ask for $200 to do like hot dog, chips, all that for Labor Day for reopening of the pool. But with the funding and everything, with the other things, that might not be the greatest idea, use of funding. I just wanted to do something to thank the community for all their patients. That was it. That was the discussion.

Mr. Hanlon: And the boat storage rentals, do you handle that Andressa or is that yours?

Ms. Lesnanski: That's me. I'm still working on it with Matt.

Mr. Hanlon: Okay. Just a few comments. The Windy River Way is an easement owned by Parcel Land. Has anybody contacted new owners as far as the maintenance? The mowing of Windy River so that Hugo doesn't have to keep doing. Okay, I guess that's a no. The light day sensors. We need to transfer from car.

Mr. Lynch: Where is this?

Mr. Vidal: Going out to the boat ramp.

Ms. Lynch: Hugo mowed it this whole time.

Mr. Lynch: Oh, all right. Oh, yeah. Property back there.

Mr. Hanlon: The light day sensors, we used to have them. Then we went to clocks and the lights come on two hours before sunset and stay up two hours after sunrise. There's a guy in here. I don't know if he'll be willing to do it, but he has put in some sensors, and this is mainly pertaining to Lazy River Parkway. That would help the length of the light bulb and the electricity bill. Also, the sign that the lady was talking about on Little Kayak. Yeah, I went to look at it. It says no fishing by the fountain power lines. If you just simply put no trespassing beyond this point, that would probably solve that issue. It is a very old, faded sign. There is a post where you can take that sign off and put a new one on. Lazy River erosion. It's been going on for years. Along the green rail. The footings are exposed and that's something that the CDD needs to address because the city won't. They won't go on that side of the sidewalk. The city has been doing 23 items on Lazy River that saved us over $20,000. And they're fixing the sidewalk here that was never put in correctly at the

entrance here by the island because it was on an angle. And they're also going to fix the curves on a section of the curve on the island. That's it.

Ms. Hinz Philippi: All right, thank you, Vicki.

Ms. Walters: My first question is, if we're allowed to sell a pressure washer, why weren't we allowed to sell the shutters that came down when the new windows went up? Isn't that the same item?

Mr. Baldino: Shutters?

Mr. Lynch: Oh, it's storm shutters.

Ms. Walters: All the hurricane shutters, the metal hurricane shutters, the original. When they came down the new windows went up. We were told you couldn't sell them, and yet now we can sell a pressure washer that's too big.

Ms. Hinz Philippi: No, that one was how many years old it was. Everything that you had there, everything that happened here on the renovation, remember, we had mold, okay, and then what happened at that point was a list of things that were taken off and cleaned up and was a list of things were disposed. The evaluation of the people that were doing the job and plus the Board at that time was that they did not have a substantial value because they were moldy, they were old.

Ms. Walters: They are sold all the time. Nevertheless, we take the loss. As far as Alvarez and this whole, we're asking them for drainage that we've had, and yet it's Apex who actually tore out the existing. Why aren't we asking them to replace, repair? Why isn't that part of the contract? And I could go on and on about Apex, but I won't because I'm furious over that. That was a debacle from the very day it started. And we know about the permanent situation, so we're not going to go down that rabbit hole. Sterile carp. Why is that dismissed in immediately? Who said sterile carp is not an option? I would like to hear from people that have used different methods.

Mr. Baldino: Vicki? We did. He spoke about it here, and he said it was too expensive. But then this Board, Vicki, this Board decided to go with other people where we were encouraging other people. That's why we didn't decide today. You might have missed that part of the meeting, but it was discussed at this Board today, right before.

Ms. Walters: We just narrow in on one thing.

Mr. Baldino: We didn't just narrow in. We actually decided that we were going to go out and talk to other companies.

Ms. Hinz Philippi: That's it. All right. Thank you so much.

A resident: Can I ask one other question? And I want to walk through some fencing or whatever where kayaks used to be stored. They were all stolen or something.

Mr. Baldino: The metal structures you're seeing, sir.

A resident: Are they going to get rid of those?

Ms. Lynch: They are still there for kayak.

Mr. Baldino: You're welcome to use them.

Ms. Lynch: I think my understanding is several years ago, someone stole them, stole all the kayaks there, and nobody put stored them back.

Mr. Vidal: Well if it's something I don't know, the kayaks ever been put on there after one was stolen. yeah if it's not used, if it's doesn't need to be there, I don't even.

Ms. Hinz Philippi: All right, guys, the next is motion to adjourn. Wait a minute.

Ms. Lynch: Somebody got overlooked.

Ms. Hinz Philippi: Sorry, sorry. Wait.

Ms. Lynch: We have somebody that got overlooked.

Ms. Hinz Philippi: Do we have rescinded the motion to adjourn?

A resident: I just. I just have two questions and two comments. But before I go there, I want to apologize to Jeff. I want to apologize for interrupting.

Mr. Baldino: No problem. It's just very hard to hear here. Vice versa.

A resident: I'm very sensitive because I have tinnitus from the military.

Mr. Baldino: Yes, sir.

A resident: I can't sit in that room and hear one of the people sitting across the table. That's where my passion came from. I apologize to you, Christina, because I thought you knew who I was because you came out to my truck. The last

meeting with my wife. Me and my wife were in the truck, and you said, congratulations on getting treated.

Ms. Lynch: I'm sorry.

A resident: I thought you knew who I apologize for that.

Ms. Lynch: I was just excited about your *Ms. Lynch was inaudible* For the umbrella situation give us tables with umbrellas so we can sit tables with umbrellas. They took them away years ago, before I even got here.

Mr. Baldino: That's correct.

Mr. Vidal: There is reasons for it.

A resident: I understand. I've been putting all reservation items online with a payment portal. That way you don't have to have somebody sitting here handing out authorizations to use items. My questions are, is there a plan to rebuild the dock? I'm disabled veteran. My wife is disabled. I'm scared to go out on that dock, especially when the alligators that are swimming out there. I fished out there once and this side is all loose. This side is all loose and if I take my wife's mobility device onto that dock, I don't know if it's going to be able to support so that's one question. The other question I have is does the pool have a warranty for the Marcasite that was done four years ago because it's falling apart. It wasn't sealed correctly and now I on the far returns on the bottom of the pool there are air bubbles coming out of them and there's black stuff coming out of the one all the way in the corner.

Mr. Vidal: Well it's never going to happen with the warranty. Just trust me. It's never going to happen with warranty from the company from the company And it was done by improper startup. I've tried to get a number of companies to come out and give up an estimate for remarciding the pool. I can't even get them to come out. It is an ongoing interest to get that done because I don't like the way it looks either.

A resident: Wait a Second, Vicky was on the board at that time.

Ms. Walters: I was never on the CDD.

A resident: On the POA with Karen and all that. There's a 10 year warranty.

Ms. Walters: The CDD handled the pool, not the POA.

A resident: But then there's generally a 10 year warranty on.

Mr. Vidal: I have no idea what the warranty was.

Mr. Baldino: It was looked at and Steve's correct and it was a startup process that was not followed correctly.

Mr. Vidal: Anyway, it's an issue that has to be addressed. The only reason it has not been addressed more, more stridently right now is because of all the other stuff that is going on I think and one, it's very expensive. It's probably going to cost $50,000 to $60,000 to have that pool remarciated, which people will lose their minds. But it's something that needs to be done and it's going to get addressed.

A resident: That's all I have. Thank you.

Ms. Lynch: All right.

Ms. Hinz Philippi: Thank you so much.

Mr. Pawelczyk: Andressa just make sure that the minutes reflect that it went beyond, and then everybody remained present.

Ms. Hinz Philippi: All right, thank you.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, the Meeting was adjourned.

_____ _____

Assistant Secretary/Secretary Chairman/Vice Chairman

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, PROVIDING THE DISTRICT MANAGER AND THE CHAIRPERSON OF THE BOARD OF SUPERVISORS WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AUTHORIZING THE DISTRICT MANAGER AND THE CHAIRPERSON TO EXECUTE CERTAIN AGREEMENTS AND PROPOSALS ON BEHALF OF THE DISTRICT IN CONNECTION WITH SUCH AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the River Place on the St. Lucie Community Development District (the "District") is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District has determined that it is appropriate to provide both the District Manager and the Chairperson of the District Board of Supervisors with certain discretionary authority to make certain expenditures and enter into certain agreements, contracts, estimates, and proposals (each, an "Agreement") with contractors, consultants, and vendors (each, a "Service Provider") with respect to services benefiting the District, provided that such expenditures do not exceed established thresholds and that the expenditure is contemplated or within the funding designated for such service, as reflected in the applicable fiscal year budget for the District; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the public and the residents of the District, will provide for greater efficiency in the delivery of services required by the District, and will therefore benefit those residing within the boundaries of the District, to delegate such discretionary spending authority to the District Manager and the Chairperson, as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The District Manager and the Chairperson (upon the prior written approval of the District Manager) of the Board of Supervisors are each hereby authorized to

make certain expenditures and enter into Agreements with Service Providers with respect to services benefiting the District, provided that each of the following conditions is satisfied:

A. The amount to be paid to any particular Service Provider does not exceed **FIVE THOUSAND AND 00/100 ($5,000.00) Dollars**, per Agreement.

B. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District. The recognized exception to this condition is if the District Manager determines that an emergency exists, which necessitates that a Service Provider be engaged immediately to prevent further damage or injury to persons or property for which the District would be responsible. In the event of an emergency as determined by the District Manager and the need for critical and emergency repairs or purchases on behalf of the District, the District Manager shall have the authority to expend over $5,000.00 upon the written approval of the Board Chairperson, or in the absence of the Board Chairperson, the Board Vice Chairperson, followed by any other member of the Board of Supervisors.

C. The expenditure is within the District's power as reflected in the District Charter and in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, or District Rule of Procedure.

D. The term of any Agreement with a Service Provider does not exceed one (1) year.

E. Prior to execution of any Agreement on behalf of the District, the legal form of the Agreement has been reviewed and approved by District Counsel.

Section 3. Any Agreement entered into in accordance with this Resolution shall be reported to and ratified by the Board of Supervisors at the following regularly scheduled meeting of the District Board of Supervisors. A copy of the Agreement shall be provided with the agenda materials distributed to the Board of Supervisors for informational purposes. Members of the Board of Supervisors shall make every effort, individually, to direct any questions each individual Supervisor may have to the District Manager prior to the meeting of the Board of Supervisors in which the Agreement is reported for ratification. The failure to report an Agreement pursuant to this section shall not have the effect, nor shall it be construed, to invalidate or void such an Agreement.

Section 4. All motions, resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict. This Resolution replaces all prior motions of the Board of Supervisors providing for spending authority, without express approval from the Board of Supervisors, to the District Manager, the District Manager's office, or any member of the Board of Supervisors.

Section 5. If any clause, section or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied it shall not affect the validity of the remaining portions or the applications of the Resolution.

Section 6. This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board of Supervisors.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, THIS _____ DAY OF NOVEMBER, 2026.

ATTEST:	**RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**
By:_____	By:_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chairman/Vice-Chairman

RESOLUTION 2027-04

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the River Place on the St. Lucie Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" and "B" attached.

2. This resolution shall become effective this 19th day of November 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

River Place on the St. Lucie
Community Development District

by: _____
Chairman/Vice Chairman

Attest:

by: _____
Secretary/Assistant Secretary

River Place on the St. Lucie

Community Development District

Budget Amendment

FY 2026

River Place on the St. Lucie

Community Development District

Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (Decrease)	Budget Amendment FY 2026
REVENUES:				
Special Assessments - Tax Roll	$ 524,414	$ 517,267	$ 7,146	$ 524,414
Stormwater Fees	72,391	69,656	2,735	72,391
Rental Fees - Boat Storage	19,855	16,368	3,487	19,855
Rental Fees - Clubhouse	2,537	4,800	(2,263)	2,537
Revenue Fobs	625	-	625	625
Interest income	14,530	10,020	4,510	14,530
Other Income	14,465	-	14,465	14,465
Carry Forward Surplus	-	5,560	51,900	57,460
TOTAL REVENUES	**$ 648,816**	**$ 623,671**	**$ 82,606**	**$ 706,276**
EXPENDITURES:				
Administrative:				
Supervisor Fees	$ 4,600	$ 5,000	$ -	$ 5,000
FICA Taxes	352	383	-	383
Engineering	61,172	15,000	46,172	61,172
Attorney	41,457	28,000	13,457	41,457
Annual Audit	4,000	4,000	-	4,000
Arbitrage Rebate	600	600	-	600
Dissemination Agent	2,779	2,679	100	2,779
Trustee Fees	3,960	4,180	-	4,180
Management Fees	46,419	46,419	0	46,419
Property Appraiser	12,097	11,006	1,092	12,097
Website Maintenance	1,071	1,071	-	1,071
Telephone	-	100	-	100
Postage & Delivery	705	1,000	-	1,000
Insurance General Liability	11,201	11,028	173	11,201
Rental & Leases	2,400	2,400	-	2,400
Printing & Binding	156	200	-	200
Legal Advertising	998	1,000	-	1,000
Other Current Charges	1,441	1,090	351	1,441
Office Supplies	0	100	-	100
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	**$ 195,583**	**$ 135,430**	**$ 61,345**	**$ 196,775**

River Place on the St. Lucie

Community Development District

Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (Decrease)	Budget Amendment FY 2026
Operations & Maintenance				
Field Expenditures				
Field Management	$ 28,923	$ 28,923	$ -	$ 28,923
Utility - Electric Irrigation	11,910	13,200	-	13,200
Water/Wastewater	2,914	3,000	-	3,000
Preserve Maintenance	20,000	20,000	-	20,000
Aquatic Maintenance	13,220	13,220	-	13,220
Landscape Maintenance	85,200	85,200	-	85,200
Other Landscape Maintenance	15,842	12,800	3,042	15,842
Fertilization/Weed and Pest Control	1,188	1,688	-	1,688
Irrigation Maintenance	11,513	10,800	713	11,513
Fountain Maintenance	-	1,800	-	1,800
Repairs & Maintenance	18,549	13,000	5,549	18,549
Signage Maintenance	6,916	5,000	1,916	6,916
Operating Supplies	-	1,000	-	1,000
PSL Interlocal Agreement	-	25,000	-	25,000
Contingency	346	11,860	-	11,860
Subtotal Field Expenditures	**$ 216,521**	**$ 246,491**	**$ 11,220**	**$ 257,711**
Clubhouse Expenditures				
Security Monitoring/Fire/Alarm	$ 1,595	$ 4,000	$ -	$ 4,000
Utility - Electric	14,723	22,000	-	22,000
Water/Wastewater	5,922	4,500	1,422	5,922
Telephone	900	1,440	-	1,440
Property Insurance/Workers Comp	23,606	25,542	-	25,542
Clubhouse Cleaning	15,675	18,000	-	18,000
Clubhouse Maintenance and Repairs	21,935	20,000	1,935	21,935
Pool & Spa Maintenance	17,325	16,800	525	17,325
Pool & Spa Repairs	15,480	10,000	5,480	15,480
Trash	978	300	678	978
Capital Outlay	2,800	19,168	-	19,168
Subtotal Clubhouse Expenditures	**$ 120,939**	**$ 141,750**	**$ 10,040**	**$ 151,790**
TOTAL EXPENDITURES	**$ 533,043**	**$ 523,671**	**$ 82,606**	**$ 606,277**
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	(100,000)	(100,000)	$ -	(100,000)
TOTAL OTHER FINANCING SOURCES/(USES)	**$ (100,000)**	**$ (100,000)**	**$ -**	**$ (100,000)**
EXCESS REVENUES (EXPENDITURES)	**$ 15,773**	**$ -**	**$ -**	**$ -**

River Place on the St. Lucie

Community Development District

Budget Amendment
Capital Reserve Fund
Exhibit B

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (Decrease)	Budget Amendment FY 2026
REVENUES:				
Interest Income	$ 13,931	$ 5,000	$ 8,931	$ 13,931
Carry Forward Surplus	-	-	13,797	13,797
TOTAL REVENUES	**$ 13,931**	**$ 5,000**	**$ 22,728**	**$ 27,728**
EXPENDITURES:				
Capital Outlay	$ -	$ 100,000	$ (100,000)	$ -
Pool Equipment	97,750	-	97,750	97,750
Pool Deck Resurfacing	18,378	-	18,378	18,378
Clubhouse Acoustic Panels	6,600	-	6,600	6,600
TOTAL EXPENDITURES	**$ 122,728**	**$ 100,000**	**$ 22,728**	**$ 122,728**
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	$ 100,000	$ 100,000	$ -	$ 100,000
TOTAL OTHER FINANCING SOURCES/(USES)	**$ 100,000**	**$ 100,000**	**$ -**	**$ 100,000**
EXCESS REVENUES (EXPENDITURES)	**$ (8,797)**	**$ 5,000**	**$ -**	**$ 5,000**

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 ▪ (800) 299-4728
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www.graucpa.com

September 3, 2026

Board of Supervisors
River Place on the St. Lucie Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide River Place on the St. Lucie Community Development District, City of Port St. Lucie, Florida ("the District") for the fiscal year ended September 30, 2026, with an option for nine (9) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of River Place on the St. Lucie Community Development District as of and for the fiscal year ended September 30, 2026, with an option for nine (9) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

This agreement provides for a contract period of one (1) year with the option of nine (9) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $3,400 for the September 30, 2026 audit. The fees for the fiscal years 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035 will not exceed $3,500, $3,600, $3,700, $3,800, $3,900, $4,000, $4,100, $4,200 and $4,300, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to River Place on the St. Lucie Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



_____

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of River Place on the St. Lucie Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SMALL PROJECT AGREEMENT
(Painting of Railings and Posts 2026)

THIS SMALL PROJECT AGREEMENT (the "Agreement") is made and entered into this 13 day of October, 2026 (the "Effective Date"), by and between:

RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Port St. Lucie, St. Lucie County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

PAINTING & SAFETY, LLC, a Florida limited liability company, whose principal and mailing address is, 1525 SW California Boulevard, Port St. Lucie, Florida 34953 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to secure the services of a contractor to perform the painting of approximately 750 linear feet of railings and posts along Lazy River Parkway within the boundaries of the District (the "Work"), as described in Proposal No. 1120, dated April 16, 2025 (the "Proposal"), a copy of said Proposal being attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibit attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit "A".

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

N. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

O. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION.

Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **THREE THOUSAND SIX HUNDRED AND 00/100 ($3,600.00) DOLLARS** (See Exhibit "A"). It is understood that District shall be responsible, at cost, for any permit fees required by St. Lucie County, the City of Port St. Lucie, or other governing entity or agency having jurisdiction thereof (if any).

Payment of the final payment toward the contract amount set forth above will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME FOR PERFORMANCE. This Agreement shall commence upon signature and shall continue until the scope of work described herein is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities, and no later than forty-five (45) days from the Effective Date. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, for such Additional Work, and the timeframe in which such Additional Work must be completed. This Agreement replaces any other Agreements for similar services between the District and Contractor.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible properly (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior to Contractor's initiating work under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 11. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. The warranty herein is in addition to any manufacturer's warranties on the improvements, materials, or equipment installed as part of the Project.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars ($100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

   $1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

   a. Premises and Operations;
   b. Independent Contractors;
   c. Product and Completed Operations Liability;
   d. Broad Form Property Damage; and
   e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
   f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **River Place on the St. Lucie Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement.

Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

SECTION 14. REMEDIES FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 15. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **River Place on the St. Lucie CDD**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Painting & Safety, LLC**
1525 SW California Boulevard
Port St Lucie, Florida 34953
Attention: Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 16. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such

records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit "A" is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit "A".

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be St. Lucie County, Florida.

SECTION 25. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 27. SCRUTINIZED COMPANY OF OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business

activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.

2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.

3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to

sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

Andressa Philippi

Print name: Andressa Philippi
Secretary/Assistant Secretary

RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT

Christina Lynch

Print name: Chairman
Chairman/Vice-Chairman

13 day of October, 2026

WITNESSES: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

Monique Leszewski
[PRINT NAME OF WITNESS]

[PRINT NAME OF WITNESS]

(CORPORATE SEAL)

CONTRACTOR:

PAINTING & SAFETY, LLC, a Florida limited liability company

By:

Print name: Rigoberto Ortiz

Title: Owner

13 day of October, 2026

Exhibit "A"

Painting and Safety
1525 SW California Blvd
Port Saint Lucie, FL
34953

Sales Representatives

Iligo Ortiz	Will Ortiz
772-359-6812	772-418-5395

River Place CDD
Port Saint Lucie, FL
34983

Invoice #	1120
Date	4/16/2026
Amount	$3,600.00

Item	Description	Qty	Price
Painting	Painted railings and posts, materials were included	1	$3,600.00

Sub Total	$3,600.00
Total Amount	$3,600.00

Special Instructions

INVOICE
PROPOSAL#1
INVOICE#24701162

Hugo's Lawn Care LLC..
697 Nw Archer Ave,Port Lucie,FL 34983.
Phone Number:(772-267-4433).
hugolawncare2020@gmail.com

TO;RIVER PLACE ON ST LUCIE COMMUNITY DEVELOPMENT DISTRICT.
5385 N. Nob Hill Road Sunrise, FL 33351.

TO:Property Manager
Advantage Property Management
1111.S.E. Federal Highway,Suite 100
Stuart,FL 34994.

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	Plantation		**10/29/2026**

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
60	blue daze 3 gal.	$5.00	$300.00
8	Milli Grass 3 gal.	$12.00	$96.00
		SUBTOTAL	$396.00
		SALES TAX	
		TOTAL	$396.00

Thank you for your business!

APPROVED
By Monique at 1:00 pm, Oct 30, 2026

INVOICE
PROPOSAL#2
INVOICE#24701163

Hugo's Lawn Care LLC..
697 Nw Archer Ave,Port Lucie,FL 34983.
Phone Number:(772-267-4433).
hugolawncare2020@gmail.com

TO;RIVER PLACE ON ST LUCIE COMMUNITY DEVELOPMENT DISTRICT.
5385 N. Nob Hill Road Sunrise, FL 33351.

TO:Property Manager
Advantage Property Management
1111.S.E. Federal Highway,Suite 100
Stuart,FL 34994.

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	Plantation		**10/29/2026**

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
7	Hibiscus plant 7 gal.	$35.00	$245.00
1	rebelline palm 25 gal.	$230.00	$230.00
		SUBTOTAL	$475.00
		SALES TAX	
		TOTAL	$475.00

Thank you for your business!

APPROVED
By Monique at 1:00 pm, Oct 30, 2026

INVOICE
PROPOSAL#3
INVOICE#24701164

Hugo's Lawn Care LLC..
697 Nw Archer Ave,Port Lucie,FL 34983.
Phone Number:(772-267-4433).
hugolawncare2020@gmail.com

TO;RIVER PLACE ON ST LUCIE COMMUNITY DEVELOPMENT DISTRICT.
5385 N. Nob Hill Road Sunrise, FL 33351.

TO:Property Manager
Advantage Property Management
1111.S.E. Federal Highway,Suite 100
Stuart,FL 34994.

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	Plantation		**10/29/2026**

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	labor; includes installation of new plants.	$450.00	$450.00
		SUBTOTAL	$450.00
		SALES TAX	
		TOTAL	$450.00

Thank you for your business!

APPROVED
By Monique at 1:00 pm, Oct 30, 2026

INVOICE

Nicks Handyman Services

1474 SW Del Rio blvd
Port St. Lucie, Florida 34953
561-730-1161
letourneaunicholas16@gmail.com

River Place

Customer Information

Name | Business Name: NE Hammock Creek Trial.

Address:

Phone: email:

PO #	Sold By	CASH	CREDIT CARD	CHECK

DATE: Oct 27, 2026

QTY	DESCRIPTION	AMOUNT
	Fill Potholes on NE Hammock Creek trail with Cold Patch and tamp in with tamper to make a smoth finish.	
	5 Bags x $50	
	= $250.—	
	Materials Handling	
	= $100.—	

APPROVED
By Monique at 1:28 pm, Oct 28, 2026

SALES TAX

TOTAL $350.—

RECEIVED BY

SIGNATURE Nick Letourneau

THANK YOU FOR YOUR BUSINESS

MPC - METRO PRINTING CENTER

RIVER PLACE ON THE ST. LUCIE CDD

Nutrient Reduction Credit Evaluation and Supporting Technical Memorandum

Prepared by Alvarez Engineers, Inc.

Purpose. Document the historic permitted treatment margin and modeled nutrient-removal performance of the River Place on the St. Lucie CDD stormwater system, and request FDEP evaluation of eligible TN and TP credit toward the current nutrient-reduction milestone.

Executive Summary

River Place on the St. Lucie CDD (River Place CDD) has reviewed the water-quality treatment historically required under its South Florida Water Management District (SFWMD) permitting record and compared that requirement with the treatment provided by the master stormwater management system. The evaluation also uses basin-level BMPFast modeling to compare required and provided total nitrogen (TN) and total phosphorus (TP) removal performance under the documented basin conditions.

The compiled permit-based comparison indicates that the five principal basins collectively provide approximately 53.67 acre-feet of treatment volume compared with approximately 25.32 acre-feet of compiled required treatment volume, a margin of approximately 28.35 acre-feet. This represents approximately 2.12 times the compiled requirement, or about 112 percent more treatment volume than the historical required volume. The corresponding nutrient benefit was evaluated separately using BMPFast. Under the current/actual modeled condition, the system provides approximately 19.86 kg/yr (43.78 lb/yr) of TN removal and 7.48 kg/yr (16.49 lb/yr) of TP removal above the modeled required amounts, corresponding to approximately 13 percent excess TN removal and 30 percent excess TP removal.

River Place CDD has a 2028 BMAP reduction milestone of 389 lb/yr TN and 127 lb/yr TP. The purpose of this report is to document the historical treatment margin and modeled nutrient-removal performance and to support discussion with FDEP regarding the extent to which this existing treatment performance can be recognized toward the current milestone.

Table 1. Basin Treatment Volume Summary

Basin	Compiled Required (ac-ft)	Provided (ac-ft)	Excess (ac-ft)	Provided / Required
Basin 1	5.94	9.80	3.86	1.65x
Basin NB-2	5.22	7.05	1.83	1.35x
Basin 2	2.82	9.43	6.61	3.34x
Basin 3	6.90	22.63	15.73	3.28x
Basin 4	4.44	4.76	0.32	1.07x
TOTAL	25.32	53.67	28.35	2.12x

1. BMAP Context and 2028 Reduction Milestone

The St. Lucie River and Estuary BMAP identifies a River Place CDD starting load of 1,166 lb/yr TN and 195 lb/yr TP and assigns a 2028 reduction milestone of 389 lb/yr TN and 127 lb/yr TP. The 2020 BMAP had identified River Place CDD as a **low-priority contributor** because its watershed contribution was less than 0.1% for both TN and TP.

Exhibit A documents the adopted BMAP starting loads, the historical low-priority context, and the current 2028 milestone.

2. River Place Stormwater System and Permit History

River Place on the St. Lucie was developed under a sequence of SFWMD environmental resource permitting actions and modifications. The permit record includes the original master drainage framework, later basin splits and revisions, lake-area modifications, tract-specific approvals, and changes between conceptual permitting and the constructed condition. For this report, the final working basin framework consists of Basin 1, Basin NB-2, Basin 2, Basin 3, and Basin 4.

Exhibit B summarizes the principal SFWMD permit chronology and water-quality treatment basis.

Exhibit C provides the historical basin boundaries used to confirm the basin framework and relationship among the permitted tracts.

Table 2. Final Basin Layout and Permit Basis

Final Basin	Parcels/Tracts	Treatment Method	Receiving Body	Permit / Application Basis
Basin 1	Portions of B and C; D; E	Wet detention	North Fork St. Lucie River	971017-10 / 990322-14 / 040128-18 / 990913-3
Basin NB-2	Portions of B and C; A	Wet detention	C-107 Canal	990322-14 / 990913-3
Basin 2	F, G, H, I	Commercial dry pretreatment + master wet detention	C-107 Canal	971017-10 / 990913-4 / 040210-5 / 040607-10
Basin 3	J, K, L, M	Wet detention	North Fork St. Lucie River	971017-10
Basin 4	N	Commercial dry pretreatment + wet detention	Ocean Breeze Waterway	010515-10

3. Evaluation Methodology

3.1 Historic Water-Quality Treatment Basis

The permit-based comparison uses the applicable historical water-quality treatment criteria and the wet-detention volume documented as provided. For basins discharging to an Outstanding Florida Water (OFW), the working calculation applies 150 percent of the governing standard treatment volume. Commercial areas also account for the applicable dry pretreatment requirement.

3.2 Nutrient Loading and BMPFast Modeling

Basin nutrient loading and removal were evaluated using the basin area, imperviousness, land use, hydrologic inputs, annual rainfall, event mean concentrations (EMCs), and wet-detention characteristics documented in the working calculations. BMPFast was then used to compare the modeled removal associated with the required treatment condition to the removal associated with the provided treatment condition.

3.3 Conceptual and Current/Actual Conditions

Where the historical permit concept differs from the constructed condition, both scenarios are retained for transparency. Basin 2 and Basin 4 are therefore shown with conceptual permitting and current/actual scenarios in **Exhibits D and E**. The current/actual scenario is used for the project-wide milestone comparison.

4. Historic Treatment Volume Comparison

The historical permit review indicates that the constructed master system generally provides more wet-detention volume than the compiled treatment volume used as the historical baseline. Basin 4 is the closest comparison at approximately 1.07 times the compiled requirement, while the other basins range from approximately 1.35 to 3.34 times the compiled requirement. Project-wide, the compiled comparison is 53.67 acre-feet provided versus 25.32 acre-feet required.

Exhibits B and C provide the permit and drainage-plan support for this distinction.

5. Basin Nutrient-Removal Performance

The BMPFast model runs provides the direct comparison of modeled nutrient removal under the required and provided treatment conditions. Table 3 presents the current/actual scenario for Basin 2 and Basin 4 and the applicable basin scenario for the remaining basins. The detailed model reports supporting these results are included in **Exhibit E**, with the consolidated comparison shown in **Exhibit D**.

Table 3. Current/Actual Modeled Nutrient Removal Efficiency Comparison

Basin / Scenario	TN Required	TN Provided	TN Margin	TP Required	TP Provided	TP Margin
Basin 1	37%	40%	3%	63%	67%	4%
Basin NB-2	40%	41%	1%	67%	69%	2%
Basin 2 - Actual	37%	41%	4%	62%	72%	10%
Basin 3	37%	41%	4%	63%	72%	9%
Basin 4 - Actual	41%	42%	1%	70%	75%	5%
Total	192%	205%	**13%**	325%	355%	**30%**

As summarized in Exhibit D, the current/actual basin comparisons produce a combined TN excess of 19.86 kg/yr (43.78 lb/yr) and a combined TP excess of 7.48 kg/yr (16.49 lb/yr) relative to the modeled required removal amounts. The percentage margins summarized in **Exhibit D** are 13 percent for TN and 30 percent for TP under the worksheet methodology used for the milestone screening comparison.

6. BMAP Milestone Credit Evaluation and FDEP Consideration

For purposes of evaluating potential credit toward the 2028 BMAP milestone, **Exhibit D** applies the current worksheet excess percentages (13 percent TN and 30 percent TP) to the FDEP starting loads. This represents approximately 151.58 lb/yr of TN and 58.50 lb/yr of TP when compared with the current BMAP starting loads. Against the 2028 milestone, the corresponding remaining reduction need would be approximately 237.42 lb/yr TN and 68.50 lb/yr TP.

7. Supplemental BMPs and Ongoing Nutrient-Control Efforts

In addition to the legacy master treatment system, River Place CDD will continue operational and source-control measures that support nutrient management and provide documented benefits. The wet-detention lakes also include littoral zones and aeration fountains that support circulation, dissolved oxygen conditions, shoreline treatment, and overall lake water-quality function. Potential supplemental treatment opportunities associated with dry retention areas and vegetated buffer areas may also provide additional nutrient-reduction benefits

Exhibit F identifies existing dry-retention and vegetated-buffer areas within the CDD for FDEP consideration as additional nutrient-treatment features.

7.1 Stormwater Cleanout and Maintenance

River Place CDD will continue stormwater-system inspection and cleanout activities intended to maintain conveyance, sediment storage, and treatment function. Work orders, dates, locations, quantities of material removed when measurable, photographs, and disposal records will be retained to support future reporting or credit evaluation.

7.2 Community Education

The CDD should also continue community education for residents and landscape contractors addressing fertilizer management, applicable local fertilizer ordinance requirements, proper application practices, seasonal and setback restrictions, grass-clipping and yard-waste management, and protection of storm drains and surface waters. Participation and outreach records will be retained when practical.

8. Conclusions and Recommended Next Steps

The available permit record, drainage plans, treatment-volume calculations, and BMPFast results consistently indicate that the River Place master stormwater system contains treatment capacity beyond the compiled historical baseline. The current/actual BMPFast comparison also indicates modeled nutrient removal above the required treatment condition in each basin evaluated, although the magnitude and regulatory creditability of that margin remain subject to agency review.

River Place was permitted and substantially developed prior to the establishment of the current BMAP nutrient-reduction requirements. As an existing developed community with an established and approved master stormwater management system, opportunities to incorporate new structural BMPs into the system may be limited by the existing drainage configuration, available land, infrastructure, and other site constraints. Accordingly, the CDD considers it appropriate for the treatment capacity and nutrient-removal performance already provided by the existing permitted stormwater system to be evaluated before determining the extent of any additional improvements that may be necessary.

Following FDEP feedback, the CDD will finalize the amount of existing-system credit, if any, and then target supplemental BMPs only to the confirmed remaining TN and TP reduction need. Ongoing maintenance and education activities should continue in parallel and be documented for future BMAP reporting.

Exhibits

The following exhibits accompany this report and provide the supporting regulatory, drainage, calculation, and model documentation referenced in the evaluation.

Exhibit A - Adopted FDEP BMAP Project/Milestone Documentation

Exhibit B - SFWMD Permit Chronology and Water-Quality Basis

Exhibit C - Historical Drainage Plans and Basin Boundaries

Exhibit D - Nutrient Reduction and BMAP Milestone Summary

Exhibit E - BMPFast Basin Model Results - Required vs. Provided Treatment

Exhibit F - Potential Supplemental BMPs

River Place on the St. Lucie CDD

Phase 1 storm drain maintenance proposals | Ordered by quoted base price.

Issued scope: 3,476 LF of 15–36 inch pipe and 33 structures (29 inlets + 4 manholes), Pod A and Pod B.

Comparison	Raptor Vac Systems	Shenandoah	U.S. Utility Services	Southeast Services	Pro-Flow Contractors
Quoted base price	**$28,413.00**	**$33,444.50**	**$36,032.00**	**$43,489.60**	**$56,977.41**
Pipe cleaning (LF) (Included)	$6.75/LF	$3.75 - $14 /LF	$7/LF	$10.85/LF	$14/LF
Structures (EA) (Included)	$150/EA	$120/EA	$300/EA	$175/EA	$200/EA
Deliverables/Report	Included	Included	Included	TBD	$250
Root Cutting	Included as required	$20/LF	$500/Hr	$850 $1.25/LF	$250/Hr $200/Hr (CCTV)
Disposal	Included	$635/load	$450/load	$450/load	TBD
Emergency Storm cleaning	$750 Mobilization $300/Hr	$375/Hr	$450/Hr (Min. 4hrs)	$550/Hr (out of hours) $285/Hr (in hours)	TBD

PROPOSAL

Tel 786-694-0709
E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: River Place CDD % GMS	**PROJECT NAME:** River Place
BUSINESS ADDRESS: 5385 N. Nob Hill Road Sunrise, FL 33351	**PROJECT LOCATION:** 450 NE Lazy River Pkwy, Port St. Lucie, FL 34983
CONTACT Alvarez Engineers	**DATE:** November 2, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner to clean Phase 1 (Pod A and Pod B) at River Place, refer to Tabulation Table Phase 1 - River Place.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of $28,413.00.

Twenty Eight Thousand Four Hundred Thirteen Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

_____
Authorized Representative's Signature

_____
Date of Acceptance

Pod B

Pipes	Length (LF)	Diameter	Clean & Video ($/ft)	Cost
D4-D145	228	30	$6.75	$1,539.00
D145-D65	126	30	$6.75	$850.50
D65-D66	24	30	$6.75	$162.00
D66-D67	30	24	$6.75	$202.50
D66-D48	222	24	$6.75	$1,498.50
D48-D47	112	18	$6.75	$756.00
D47-D46	20	15	$6.75	$135.00
D48-D50	139	18	$6.75	$938.25
D50-D49	20	15	$6.75	$135.00
D67-D68	166	18	$6.75	$1,120.50
D68-D131	140	15	$6.75	$945.00
D68-D70	53	18	$6.75	$357.75
D70-D69	18	15	$6.75	$121.50
D71-D54	222	24	$6.75	$1,498.50
D54-D53	73	18	$6.75	$492.75
D53-D52	18	15	$6.75	$121.50
D71-D73	331	24	$6.75	$2,234.25
D57-D56	23	18	$6.75	$155.25
D57-D59	100	24	$6.75	$675.00
D59-D62	246	24	$6.75	$1,660.50
D62-D63	33	30	$6.75	$222.75
D63-D64	22	30	$6.75	$148.50
D62-D146	200	24	$6.75	$1,350.00
D64-D15	198	36	$6.75	$1,336.50
D73-D72	18	18	$6.75	$121.50
D73-D146	168	24	$6.75	$1,134.00
Total	**2950**			

Total	$19,912.50

Drainage Structures

Type	Amount	Structure Clean ($/ea)	Cost
Inlets	24	$150.00	$3,600.00
Manholes	2	$150.00	$300.00
Control Structures			
Headwalls			

Total	$3,900.00
Total	**$23,812.50**

Pod A

Pipes	Length (LF)	Diameter	Clean & Video ($/ft)	Cost
SD1-SD2	31	15	$6.75	$209.25
SD2-SD3	93	18	$6.75	$627.75
SD3-SD5	155	18	$6.75	$1,046.25
SD5-SD4	31	15	$6.75	$209.25
SD5-SD6	192	24	$6.75	$1,296.00
SD6-D1	24	24	$6.75	$162.00
Total	**526**			
			Total	$3,550.50

Drainage Structures

Type	Amount	Structure Clean ($/ea)	Cost
Inlets	5	$150.00	$750.00
Manholes	2	$150.00	$300.00
Control Structures	0		
Headwalls	0		
		Total	$1,050.00
		Total	**$4,600.50**

GRAND TOTAL **$28,413.00**

Deliverables/Report	Included
Root Pruning Prices	Included as required
Disposal per Load	Included
Baffle Replacement per Unit	$500/each up to 24" pipe
Emergency Storm Cleaning	$750.00 Mobilization, $300.00/hour

PROPOSAL: P55011-v1

DATE: September 28, 2026

SUBMITTED TO: Alvarez Engineers, Inc.

ADDRESS: 8935 NW 35th Lane Suite 101
Doral, FL 33172

PHONE: (305) 640-1345
EMAIL: avaldes@alvarezeng.com

WORK SITE: NE Lazy River pkwy, Port St. Lucie, FL

ATTENTION: Amanda E. Valdes Villa

JOB NAME: River Place on the St. Lucie - Phase 1/Year 1

Shenandoah appreciates the opportunity to work together in identifying the most cost effective solution for the projects unique needs. Based on our evaluation and understanding of the project requirements, we propose the following scope of work.

SCOPE OF WORK

Plug, Dewater, Clean, and Televise Inspection of Storm Drainage Systems listed for pipe sizes and quantities below

Jet-Vac Equipment *If Needed- Heavy Cleaning or Stand by Time caused by Others*	(at $300.00 Per Hour)		
Storm Sewer Cleaning 15" *Light Cleaning*	(at $3.75 LF)	278 Linear Feet	$1,042.50
Storm Sewer Cleaning 18" *Light Cleaning*	(at $4.25 LF)	832 Linear Feet	$3,536.00
Storm Sewer Cleaning 24" *Light Cleaning*	(at $5.00 LF)	1735 Linear Feet	$8,675.00
Storm Sewer Cleaning 30" *Light Cleaning*	(at $7.00 LF)	433 Linear Feet	$3,031.00
Storm Sewer Cleaning 36" *Light Cleaning*	(at $14.00 LF)	198 Linear Feet	$2,772.00
Inlet & Manhole Cleaning	(at $120.00 Each)	33 Each	$3,960.00
TV Inspection of Storm Sewer, All Pipe Sizes	(at $3.00 LF)	3476 Linear Feet	$10,428.00
Disposal Fess and Documentation -Per Load *TBD*	(at $635.00 Each)		
Class V Discharge Fees (If Needed) *TBD*	(at $3,750.00 Each)		
Emergency Storm Cleaning	(at $375.00 Per Hour)		
Root Removal (If Needed) *TBD*	(at $20.00 LF)		

Baffle Replacement (If Needed) All Sizes *TBD*	(at $5,100.00 Each)	0 Each	$0.00

ESTIMATED BASE SERVICE TOTAL: **$33,444.50**

Scope of Work
Shenandoah shall furnish all labor, personnel, and necessary equipment to perform Jet Vac & Tv Inspections services at the specified job location.

Rates and Billing
a. All services shall be billed at the hourly and/or unit rates specified in this proposal.
b. Heavy cleaning, as determined by Shenandoah, shall be billed at the applicable heavy cleaning rate stated herein.
c. Any downtime beyond Shenandoah's control (e.g., site inaccessibility, client delays, weather conditions) shall be billed at the standard hourly rate.
d. The linear footage rates provided in this proposal are based on the expectation that **All linear feet will be available per mobilization**. If less footage is available, Shenandoah reserves the right to revise the unit pricing or apply additional mobilization charges.
e. Shenandoah reserves the right to update and amend this proposal—subject to client approval—should project conditions or client requirements change, including the need for additional services or associated costs.

Exclusions
Unless otherwise stated, this proposal specifically excludes the following:

- Maintenance of Traffic (MOT) Permits
- Water meter fees
- Disposal site access or associated fees-**N/A**
- Bypass Pumping
- Plugging and Dewatering

If any of the above services become necessary, Shenandoah will revise the proposal to include them, upon request.

Site Readiness
The client shall ensure that all structures to be serviced are fully exposed, accessible, and ready for work prior to Shenandoah's arrival on site.

We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

Payment: This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days. (If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

Materials and Workmanship: All materials will meet the specified standards and all workmanship will conform to normal industry practices.
Estimate and Conditions: The price is based on current conditions at the job site. Our crew reserves the right to stop work or leave the job site whenever safety conditions may be at risk. Additional charges may apply for any such delays.
Exclusions: Engineering, permits, testing, and bonds are excluded unless specifically noted.
Insurance: The owner is responsible for insuring any existing structures, and all materials and work in place against the risk of fire or other hazards until completion and acceptance of the project.
Waiver of Claims: Both parties waive all tort claims against each other and will look exclusively to insurance

service performed to cover all state and local regulations.

Travel Time and Cancellations: Same-day job cancellations may incur a cancellation fee. Travel time to and from the job site is billed at applicable rates.

SUBMITTED BY	TITLE	DATE
Gerald Hoffpauir (754) 306-3599 · g.hoffpauir@shenandoahus.com	Estimator	09/28/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____

AP CONTACT: _____

AP PHONE #: _____

AP EMAIL: _____

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PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3654

Giancarlo Villarroel
Alvarez Engineers
8935 NW 35 Lane, Suite 101
Doral FL 33172

Quote No: 3654
Site: River Place on the St Lucie
Site Contact:
Site Phone:
Salesperson: Chuck Faust
Site Address: 450 NE Lazy River Parkway
Port St. Lucie FL 34983

Description

- Removal of sediment, trash, leaves, and other debris
- Vacuum extraction of accumulated material
- Washing of interior surfaces, a needed
- Inspection of structures for damage or blockage

- Mobilization of jet/vac combination
- Removal of sand, sediment, grease, and debris buildup
- Cleaning of Stormwater pipes of various diameters
- Verification of pipe flow after cleaning

- Pre & Post cleaning inspection of stormwater pipes
- Internal inspection of structures
- Identification of cracks, joint separation, root intrusion, sediment buildup, or collapse
- Recording of continuous video footage

POD A - LF - 526 / Structures - 7
POD B - LF - 2950/ Structures - 26

Total - LF 3476 / Structures -33

Jet and Clean Storm Pipes and CCTV Pipes 2026 - Phase 1

Item	Quantity	Unit Price	Total
Storm Drain Cleaning Per Structure	33.00	$300.00	$9,900.00
CCTV Storm Pipes per Foot	3,476.00	$7.00	$24,332.00
Dump Fee	4.00	$450.00	$1,800.00
		Sub-Total ex Tax	$36,032.00
		Tax	$0.00

PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3654

Jet and Clean Storm Pipes and CCTV Pipes 2026 - Phase 1

Item	Quantity	Unit Price	Total
		Total inc Tax	$36,032.00

The above is an estimate, final costs will be determined by the actual number of work hours performed and a cancellation fee may apply if job is canceled at site. Time is clocked from Port to Port. This proposal includes removal of all loose debris from structures (excluding hazardous waste), if nonhazardous contaminated liquids or soils are encountered such as hydraulic oil, fuel gas etc., the client will be required to have the material analyzed be an approved lab then approved by a disposal facility, prior to US Utility Services, LLC transporting and disposing of of the material additional cost for specialty hauling and disposal will be applied to invoice along with a documented receipt. However we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design. Extra fees may be added if cleaning or excavation requires extraordinary efforts such as root cutting No retainage to be withheld from payment by client. Thank you!

Sub-Total ex Tax	$36,032.00
Tax	$0.00
Total inc Tax	$36,032.00

ESTIMATE

Southeast Services of the Treasure Coast, Inc. CG
815 10th Court SW
Vero Beach, FL 32962

accounting@southeastservices.com
+1 (772) 226-7416

Alvarez Engineers:River Place CDD

Bill to
River Place CDD
8935 NW 35 Lane
Suite 101
Doral, FL

Ship to
River Place CDD
8935 NW 35 Lane
Suite 101
Doral, FL

Estimate details
Estimate no.: 7183
Estimate date: 10/27/2026

P.O. Number: Vac and TV Services
Job Number: Storm Water
Job Location: River Place

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Vacuum & TV Truck Combo**	Southeast Services proposes to clean and televise approx. 3,476LF of stormwater drainage consisting of the following quantities. 15" - 278LF 18" - 832LF 24" - 1,735LF 30" - 433LF 36" - 198LF Approx. 3,476LF @ 10.85/FT. *Client to be charged by actual linear footage televised NOTE: Fuel surcharges will apply	3476	$10.85	$37,714.60
2.		**Vac Truck Services**	Southeast Services will also clean approx. (33) stormwater structures @ $175/each.	33	$175.00	$5,775.00
3.		**Vac Truck Services**	Disposal @ $450 per load			
4.		**Vac Truck Services**	Southeast Services emergency services are priced @ $550/hr for out of hours work and $285 for in hours work per truck *Not inclusive of mobilization.			
5.		**Vac Truck Services**	Root cutting is bid per job. Root cutting has an additional setup charge of $850, along with an additional cleaning charge of $1.25/FT for any line needing root cutting.			

6.	**Disclaimer Vac Truck**	*Heavy Cleaning - Debris that exceeds over 25% of pipes capacity may be subject to a change order. *South East Services offers the above proposed services only. This proposal does not include the removal or transport of any hazardous or contaminated materials. Southeast Services will contact the client directly for resolve. *South East Services is not responsible for any issues occurring during or after cleaning due to pre-existing conditions, design or original installation. *South East Services is not responsible for re-cleaning of any system due to negligence or areas not stabilized after cleaning. *Client will be charged for additional time and services if applicable for above. *Price subject to change due to actual linear footage cleaned and or cleaned and televised. Client will be charged by actual linear footage. All quantities quoted are estimated.	

Total **$43,489.60**

Note to customer

NOTE: Vacuum truck services and Television inspection services are NOT subject to retainage on any contract work. Southeast Services offers the above services in this proposal only. If applicable, progressive billing will apply to any completed line items. All proposals based on hourly rates are billed inclusive of travel time unless noted otherwise. Our proposal does not include Fuel surcharges, dump fees, retainage, surveys, engineering fees, as builts, layouts, permits, bonds, M.O.T, sod replacement etc., unless otherwise noted.

Client is responsible for clean water supply and dump site for all vacuum truck jobs unless otherwise noted.

Southeast Services will charge to client any costs for special conditions (coverages) needed in regards to insurance requirements that are not standard within our policy.

Accepted date **Accepted by**

PRO-FLOW

CONTRACTORS LLC

☎ 386.801.6767
✉ Byronb@proflowsvc.com
● Proudly Serving Central Florida

10/9/2026

PROPOSAL: Stormwater Pipe and Culvert Cleaning and CCTV Inspection

River Place CDD- Stormwater Sewer Maintenance Program- Port St. Lucie, FL

Date: October 9, 2026

Submitted To: Alvarez Engineers Amanda E. Valdes Villa (305) 640-1345 avaldes@alvarezeng.com	**Submitted By:** Pro-Flow Contractors LLC Byron Briones Jr. (386) 801-6767 Byronb@proflowsvc.com

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1. PROJECT OVERVIEW

Dear Amanda E. Valdes Villa:

Pro-Flow Contractors LLC is pleased to submit this proposal to furnish the labor, equipment, materials, and supervision necessary to perform stormwater pipe cleaning and CCTV inspection for the River Place CDD-Stormwater Sewer Maintenance Program, Port St. Lucie, Florida.

Pro-Flow will perform the work in a professional and workmanlike manner and in accordance with the applicable project plans, specifications, and inspection requirements provided to Pro-Flow Contractors LLC.

Pricing is based on the scope and quantities identified in the project request and assumes work will be performed during normal working hours, Monday through Friday, between 8:00 AM and 4:00 PM, unless otherwise agreed upon in writing.

---

2. SCOPE OF WORK

Pro-Flow Contractors LLC proposes to perform the following:

1. Furnish all labor, equipment, tools, rental equipment, fuel, and incidental costs necessary to complete the specified stormwater pipe cleaning and CCTV inspection scope.
2. Mobilize and demobilize the required pipe-cleaning and CCTV inspection equipment to and from the project site.

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✉ Byronb@proflowsvc.com
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10/9/2026

3. Perform up to three (3) cleaning-head passes through the specified stormwater piping as necessary to remove routine debris and prepare the pipe for CCTV inspection.
4. Clean and perform CCTV inspection of up to 3,476 linear feet (LF) of stormwater piping, as identified in the pricing schedule.
5. Perform CCTV inspection and applicable PACP coding and documentation in accordance with the project specifications, where required.
6. Document pipe joints, connections, defects, deficiencies, and other observable conditions identified during cleaning and CCTV inspection.
7. Provide electronic video recordings of the completed CCTV inspections.
8. Provide required digital photographs, inspection logs, PACP documentation, and other electronic inspection deliverables required by the project specifications.

If a conflict or ambiguity exists between the plans, specifications, or other project documents and the scope expressly stated in this proposal, the terms of this proposal will govern Pro-Flow Contractors LLC's obligations unless otherwise agreed to in writing.

PRICING

Hydrovac Storm Pipe/Culvert Cleaning and CCTV

Item #	Description	Unit	Qty	Unit Price	Total Price
1	Non-Emergency Mobilization/Demobilization	LS	1.00	$1,463.41	$1,463.41
2	Storm Pipe/Culvert Light Cleaning and Inspection-All Sizes	LF	3,476.00	$14.00	$48,664.00
3	Stormwater Manhole/Inlets and Structure Cleaning	EA	33.00	$200.00	$6,600.00
4	Electronic Deliverables/Reporting	LS	1	$250.00	$250.00
				TOTAL BASE PROPOSAL	**$56,977.41**

Baffle Wall Replacement (Separate unit price from the table above)

Description	Unit Price
Baffle Wall Replacement (Per Unit): If replacement is determined to be necessary following cleaning or inspection, replacement shall be performed at the unit price listed. Price includes all labor, materials, tools, and equipment necessary to remove and replace the existing baffle wall. Pricing may vary depending on materials and dimensions.	**$5,000 per baffle wall**

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10/9/2026

The above pricing represents a lump-sum price for the scope specifically identified in this proposal.

4.0 CLARIFICATIONS & INCLUDED WORK

4.1 Mobilization/Demobilization: Includes mobilization and demobilization of the pipe-cleaning and CCTV inspection equipment required to complete the defined scope.

4.2 Pre-Inspection Cleaning: Includes up to three (3) cleaning-head passes through the specified stormwater piping to prepare the pipe for CCTV inspection.

4.3 Stormwater Pipe Cleaning and CCTV Inspection: Includes cleaning and CCTV inspection of up to 3,476 LF of stormwater piping.

4.4 PACP Inspection Documentation: Includes applicable CCTV inspection coding and documentation requirements identified in the project specifications.

4.5 CCTV Equipment: Includes CCTV camera, recording equipment, monitor, and associated equipment necessary to perform the inspection.

4.6 Cleaning Equipment: Includes vacuum truck, cleaning head, hoses, and associated equipment required for the included cleaning passes.

4.7 Water Usage: Includes normal water usage required for the included cleaning passes, provided an adequate water source is available on site.

4.8 Fuel: Includes normal fuel consumption required to perform the included work.

4.9 Video, Photographs, and Records: Includes electronic video recordings, required digital photographs, inspection logs, PACP documentation, and applicable electronic inspection records.

4.10 Labor and Supervision: Includes labor and supervision necessary to complete the defined stormwater pipe cleaning, structure cleaning, and CCTV inspection scope.

4.11 Equipment Setup and Breakdown: Includes normal setup and breakdown of equipment associated with the scheduled work.

4.12 Normal Working Hours: Pricing is based on work performed Monday through Friday, between 8:00 a.m. and 4:00 p.m.

5.0 EXCLUSIONS

5.1 Additional Pipe Footage: Pipe footage exceeding the stated 3,476 LF of stormwater piping.

5.2 Additional Mobilizations: Additional mobilizations or return trips resulting from site conditions, scheduling changes, incomplete work by others, inaccessible piping, or circumstances outside Pro-Flow Contractors LLC's control.

5.3 Additional Cleaning: Cleaning beyond the three (3) included cleaning-head passes will be billed at **$350.00 per hour per segment.** CCTV downtime associated with excessive cleaning requirements will be billed at **$200.00 per hour.**

5.4 Root Cutting: Root cutting is excluded and, if authorized, will be billed at **$250.00 per hour per segment**. CCTV downtime associated with root cutting will be billed at **$200.00 per hour**.

5.5 Excessive or Specialized Cleaning: Removal of excessive sediment, construction debris, concrete, grout, rock, roots, hardened materials, or other obstructions requiring work beyond the included cleaning scope.

5.6 Water Hauling/Purchased Water: Water hauling, purchased water, tank filling, or other water supply costs when an adequate water source is not available on site.

5.7 Disposal and Waste Hauling: Landfill, dump, tipping, wastewater disposal, disposal facility fees, or loading, transportation, hauling, and disposal of significant quantities of removed material.

5.8 Obstruction Removal: Cutting, excavation, vacuum excavation, mechanical removal, or specialty work required to remove obstructions.

5.9 Repairs and Corrective Work: Pipe repairs, rehabilitation, defect correction, or other corrective work identified during cleaning or CCTV inspection. Baffle wall replacement, if required, will be handled separately at the stated unit price and requires written authorization.

5.10 Bypass/Dewatering: Bypass pumping, dewatering, flow control, or other measures required to control water or flow conditions.

5.11 MOT/Traffic Control: Maintenance of traffic, traffic control devices, flaggers, lane closures, permits, or related services.

5.12 Excavation/Civil Work: Excavation, restoration, grading, paving, concrete, landscaping, or other civil/site work.

5.13 Engineering/Design: Engineering, design, certification, professional services, or preparation of engineering documents.

5.14 Permits/Governmental Fees: Permits, governmental fees, agency charges, inspection fees, or other regulatory costs.

5.15 Standby/Waiting Time: Labor, equipment, rental, or other costs resulting from delays caused by site access, other contractors, incomplete work, lack of water, unavailable inspection areas, or other conditions outside Pro-Flow Contractors LLC's control.

5.16 Unforeseen Conditions: Conditions not reasonably identifiable from the information provided at the time of proposal.

5.17 Work Outside Defined Scope: Any work, service, material, equipment, or additional requirement not specifically identified as included in this proposal.

---

6. ADDITIONAL WORK

Pricing is based on the specific quantities and scope identified in this proposal.

Any increase in pipe footage, additional inspection or cleaning locations, additional cleaning requirements, additional mobilizations, or work outside the defined scope will be considered additional work.

Additional work will be performed only upon written authorization from Alvarez Engineers and will be billed separately at agreed-upon pricing.

7. COMMERCIAL TERMS

Pricing is based on the scope, quantities, and conditions described in this proposal.

Changes to the scope, quantities, site conditions, specifications, scheduling, or requested work may result in an adjustment to the contract price.

Any additional work requested or required outside the defined scope will be billed separately and is subject to written authorization from Alvarez Engineers.

Payment terms will be in accordance with the mutually agreed subcontract or purchase order.

8. PROPOSAL VALIDITY

This proposal will remain valid for thirty (30) days from October 9, 2026, unless otherwise agreed to in writing.

Pro-Flow Contractors LLC reserves the right to amend or withdraw this proposal if material changes occur to the project scope, quantities, site conditions, specifications, schedule, or project requirements.

9. FORCE MAJEURE

Neither party will be liable for a delay or failure to perform its obligations when the delay or failure results from circumstances beyond that party's reasonable control, including natural disasters, acts of God, governmental restrictions, permitting delays, labor shortages, material or equipment shortages, transportation interruptions, severe weather, supplier delays, or other events beyond the affected party's reasonable control.

Any applicable performance or completion dates will be extended for a reasonable period corresponding to the delay caused by such event.

10. ACCEPTANCE

Acceptance of this proposal confirms that the scope of work, pricing, specifications, terms, clarifications, exclusions, and conditions contained herein are satisfactory and accepted.

Upon receipt of an authorized purchase order, subcontract, or other written authorization, Pro-Flow Contractors LLC will coordinate commencement of the work based on site readiness, equipment availability, project scheduling, and a mutually acceptable schedule.

PRO-FLOW

CONTRACTORS LLC

☎ 386.801.6767
✉ Byronb@proflowsvc.com
● Proudly Serving Central Florida

10/9/2026

To authorize the work described in this proposal, please provide an authorized purchase order, subcontract, or written acceptance.

ACCEPTED BY

Company: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

RESPECTFULLY SUBMITTED

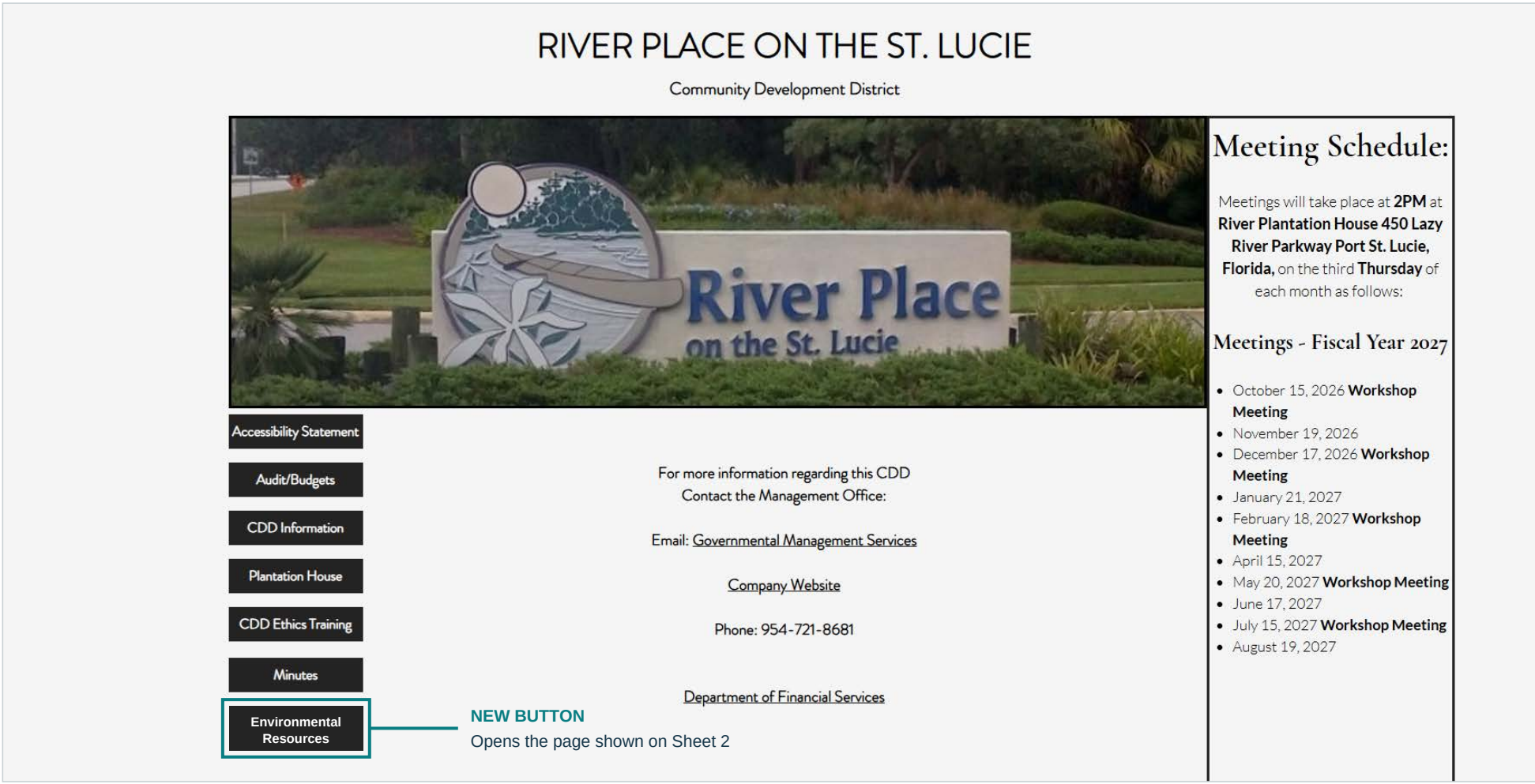
Byron Briones Jr.
Pro-Flow Contractors LLC

Phone: (386) 801-6767
Email: Byronb@proflowsvc.com

PRO-FLOW CONTRACTORS LLC
Professional Stormwater & Sewer Services

Environmental Resources

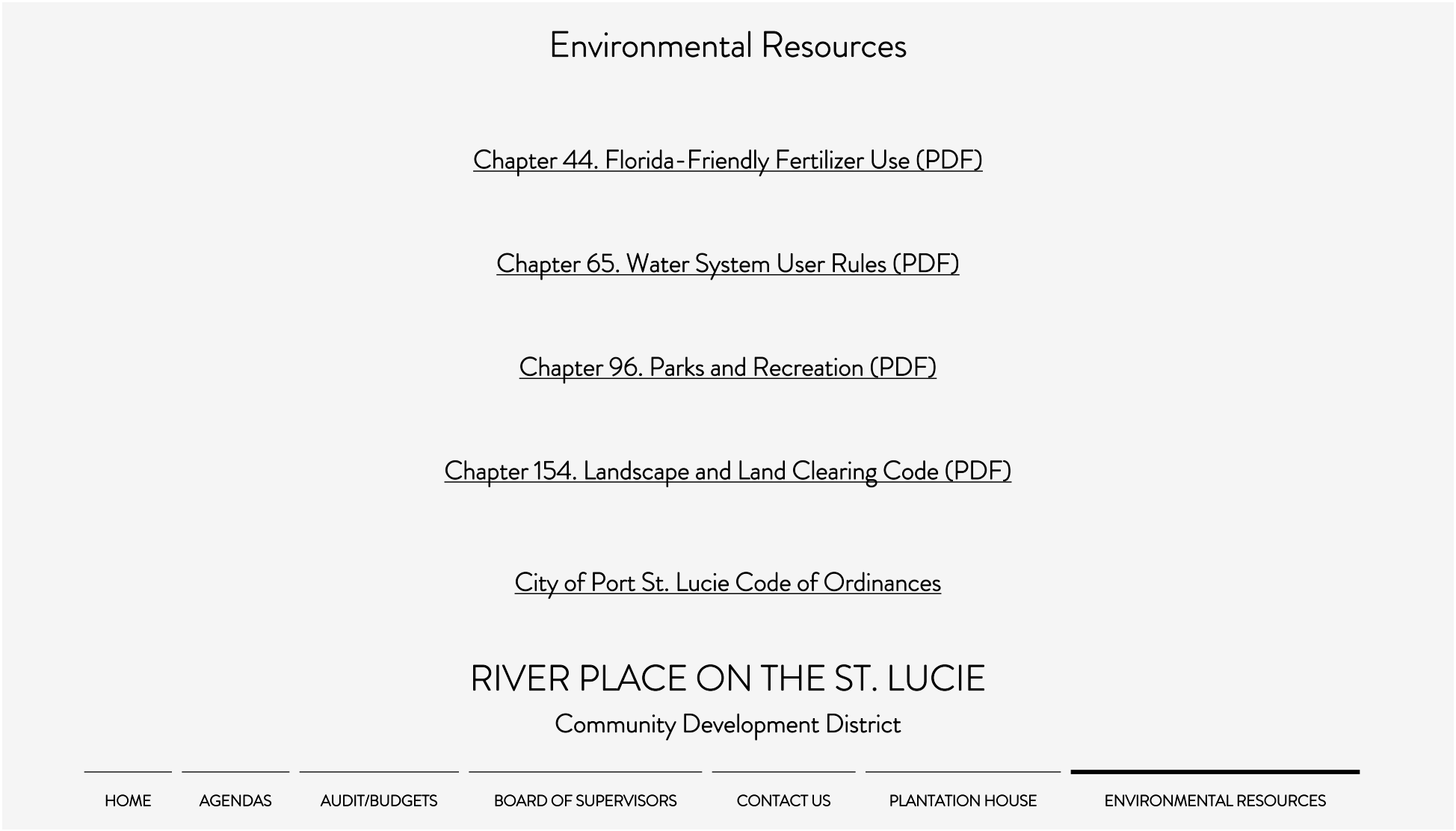
Recommendation: add a home page button linking residents and contractors to environmental education materials and City codes.



NEW BUTTON
Opens the page shown on Sheet 2

Proposed Environmental Resources Page

Recommended page with City code PDFs and a link to the complete Code of Ordinances.



Vendor Proposal Comparison

Wetland / Preserve / Pond / Fountain Maintenance

Vendor	Service / Scope	Frequency	Quoted Price	Annual / Program Total
Crosscreek Environmental	Wetland/preserve vegetation maintenance	Quarterly	$7,350 / quarter	$29,400 / year
Crosscreek Environmental	Six stormwater ponds maintenance	Monthly	$590 / month	$7,080 / year
Crosscreek Environmental	Fountain maintenance	Quarterly	$500 / quarter	$2,000 / year
SOLitude Lake Management	Pond inspections	Monthly	$625 / month	$7,500 / year
SOLitude Lake Management	Preserve maintenance	Every 2 months	$5,500 / visit	$33,000 / year
TIGRIS Aquatic Services	Pond maintenance	Monthly	$1,100 / month	$13,200 / year
TIGRIS Aquatic Services	Two heavy treatments across six lakes	2 applications	$6,950	$6,950 / program
The Lake Doctors	Proposal pending	Pending	Pending	Pending

Wetland / Pond Service Package Totals

Vendor	Included Services	Annualized / First-Year Total
Crosscreek Environmental	Preserve + six ponds + fountain	$38,480 / year
SOLitude Lake Management	Preserve + monthly pond inspections	$40,500 / year
TIGRIS Aquatic Services	Monthly pond maintenance + two heavy treatments	$20,150 / first year

Hawks Ridge Street Signage

Vendor	Scope	Base Quote	Installation	Total
Traffic Plan Engineering	Signage, posts and installation	$11,130.00	Included	$11,130.00
FORSITE	Six full sign assemblies and posts	$6,024.51	$2,100.00 (estimated)	$8,124.51

Vendor	Scope	Base Quote	Installation	Total
FastSigns	Signage, posts and installation	$10,790.60	Included	$10,790.60

Pool Shade / Sail

Vendor	Scope	Quantity	Total Quote	Cost per Unit
Shade America, Inc.	Supply and installation	4	$31,120.00	$7,780.00
USA SHADE	Supply and installation	5	$135,000 - $145,000	$27,000 - $29,000

Tree Trimming / Removal

Vendor	Scope / Locations	Priority	Total Quote
Jeremy's Tree Service LLC	3 Royal Poinciana (402 NE Ginger Lily Place); 6 Acacia; 2 Pine; 2 Oak (621 and 649 NE Moss Rose Place)	Urgent	$12,500.00
Jeremy's Tree Service LLC	3 Pine (716 NE Turtleback Trail); 1 Gumbo Limbo; 1 Brazilian Pepper; tree section (472 NE Still Water Cove)	Non-urgent	$6,800.00
Sampson Tree Service	Proposal pending	Pending	Pending
Jeremy's Tree Service LLC	Combined urgent and non-urgent proposals	Total	$19,300.00

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
10/14/2026	16276

Name / Address	Site Address
Governmental Management Services Matthew Hans 2160 Reserve Park Trce Port St. Lucie, FL 34986	

* Estimate is good for 30 days.

Description
Quarterly wetland/preserve maintenance of nuisance and exotic vegetation located within perimeter of the discussed wetlands and preserves onsite. Treatments to occur once every three months for a total of four (4) visits per year. Wetland/preserve maintenance includes control of: Brazilian Pepper, Maleluca, Australian Pines, Old World, Climbing Fern, Cattails, Torpedo Grass, Phragmites, Watery Hyacinth, Water Lettuce, Dog Fennel, Ceasarweed, Downey Rose Myrtle, and all exotics on the category 1 and 2 EPPC list. Quarterly canal maintenance: Canal will be sprayed to target all invasive vegetation. Total wetland/preserve maintenance cost = $7,350 per quarter, $29,400 yearly. Total canal maintenance cost = $550 per quarter, $2,200 yearly. This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds

Please sign and return if accepted: _____

** All warranties exclude acts of God.
** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com


River Place HOA
CROSSCREEK ENVIRONMENTAL
1
2
3
4
5
6
NE Muskrat Run
NE Lazy River Pkwy
NE Turtleback Trail
NW Sting Ray Way
Waters Edge Ln
River Place Park
Homecrete Homes
Big C Oxbow
St Lucie River
NW St James Dr
NE St James Dr
NW Gatpett St
NW Hogate Ct
Woodlands Montessori School North
River Place Clubhouse
NE Canoe Park Cir
NE Leaping Frog Way
Treasure Coast Bible Assembly
The Worship Center Int'l Ministries
1226
Google Earth
Image © 2026 Vexcel Imaging US, Inc.
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1000 ft

888.480.5253
solitudelakemanagement.com

SERVICES AGREEMENT

PROPERTY NAME: **River Place on the St Lucie**
CUSTOMER NAME: **River Place on the St Lucie**
SERVICE DESCRIPTION: **Annual preserve maintenance with six (6) visits per year**
EFFECTIVE DATE: **November 1st, 2026 through October 31st, 2027**
SUBMITTED TO: **Monique Lesnansky**
SUBMITTED BY: **Chad Strauss**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In

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addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year(s) (the "Initial Term").Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

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9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

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11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part

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of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by

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written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

River Place on the St Lucie

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the preserve six times per year (bi-monthly).

Preserve Maintenance:

1. The treatment will include all FISC Category 1 & 2 species and nuisance vines.
2. All Species will be killed in place with an approved herbicide,
3. This proposal does not include debris removal or disposal.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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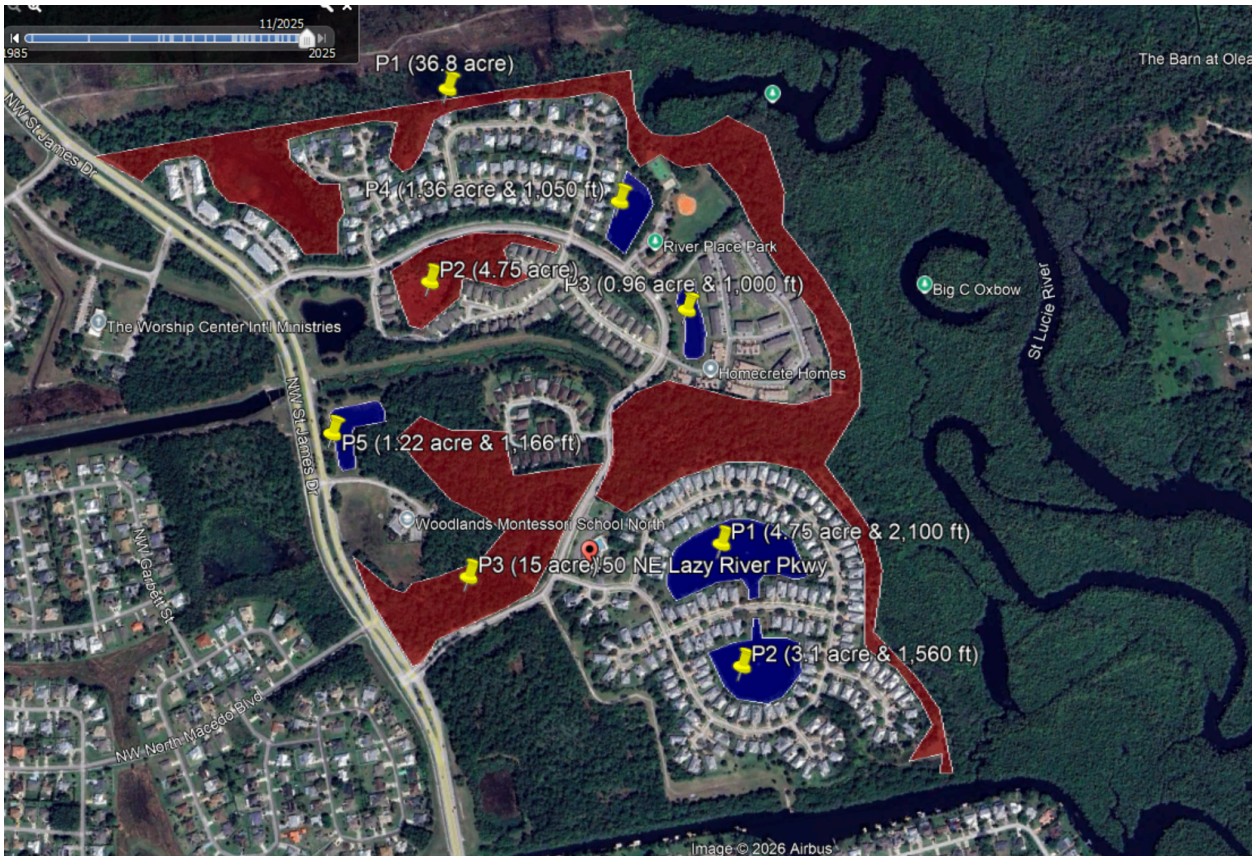
Map:



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SCHEDULE B – PRICING SCHEDULE

Total Price: **$33,000.00**

Invoice Amount: **$5,500.00**

Invoice Frequency: **Bi-Monthly**

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Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
10/14/2026	16277

Name / Address	Site Address
Governmental Management Services Matthew Hans 2160 Reserve Park Trce Port St. Lucie, FL 34986	

* Estimate is good for 30 days.

Description
Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the six (6) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year. Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Installation of up to 200 free beneficial aquatic plants per year * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor. Total maintenance cost = $590 monthly $7,080 yearly This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds

Please sign and return if accepted: _____

** All warranties exclude acts of God.
** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com


River Place HOA
CROSSCREEK ENVIRONMENTAL
1
2
3
4
5
6
NE Muskrat Run
NE Lazy River Pkwy
NE Turtleback Trail
NW Sting Ray Way
Waters Edge Ln
River Place Park
Homecrete Homes
Big C Oxbow
St Lucie River
NW St James Dr
NE St James Dr
NW Gatpett St
NW Hogate Ct
Woodlands Montessori School North
River Place Clubhouse
NE Canoe Park Cir
NE Leaping Frog Way
Treasure Coast Bible Assembly
The Worship Center Int'l Ministries
1226
Google Earth
Image © 2026 Vexcel Imaging US, Inc.
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1000 ft

888.480.5253
solitudelakemanagement.com

SERVICES AGREEMENT

PROPERTY NAME: **River Place on the St Lucie**
CUSTOMER NAME: **River Place on the St Lucie**
SERVICE DESCRIPTION: **Annual pond maintenance with monthly service**
EFFECTIVE DATE: **November 1st, 2026 through October 31st, 2027**
SUBMITTED TO: **Monique Lesnansky**
SUBMITTED BY: **Chad Strauss**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In

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addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year(s) (the "Initial Term").Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

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9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

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11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part

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of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by

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written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

River Place on the St Lucie

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the ponds once per month.

ANNUAL POND MANAGEMENT SERVICES

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
    - Water levels
    - Water clarity or quality
    - Turbidity
    - Beneficial Aquatic Vegetation
    - Nuisance, Invasive, or Exotic Aquatic Vegetation
    - Algae
    - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
    - Erosion
    - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
    - Forebays and inflowing or outflowing swales, ditches, and stream channels
    - Vegetated buffers
    - Sedimentation
    - Nuisance animal activity
    - Fish habitat
    - Mosquito breeding conditions and habitat
    - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of

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the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

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Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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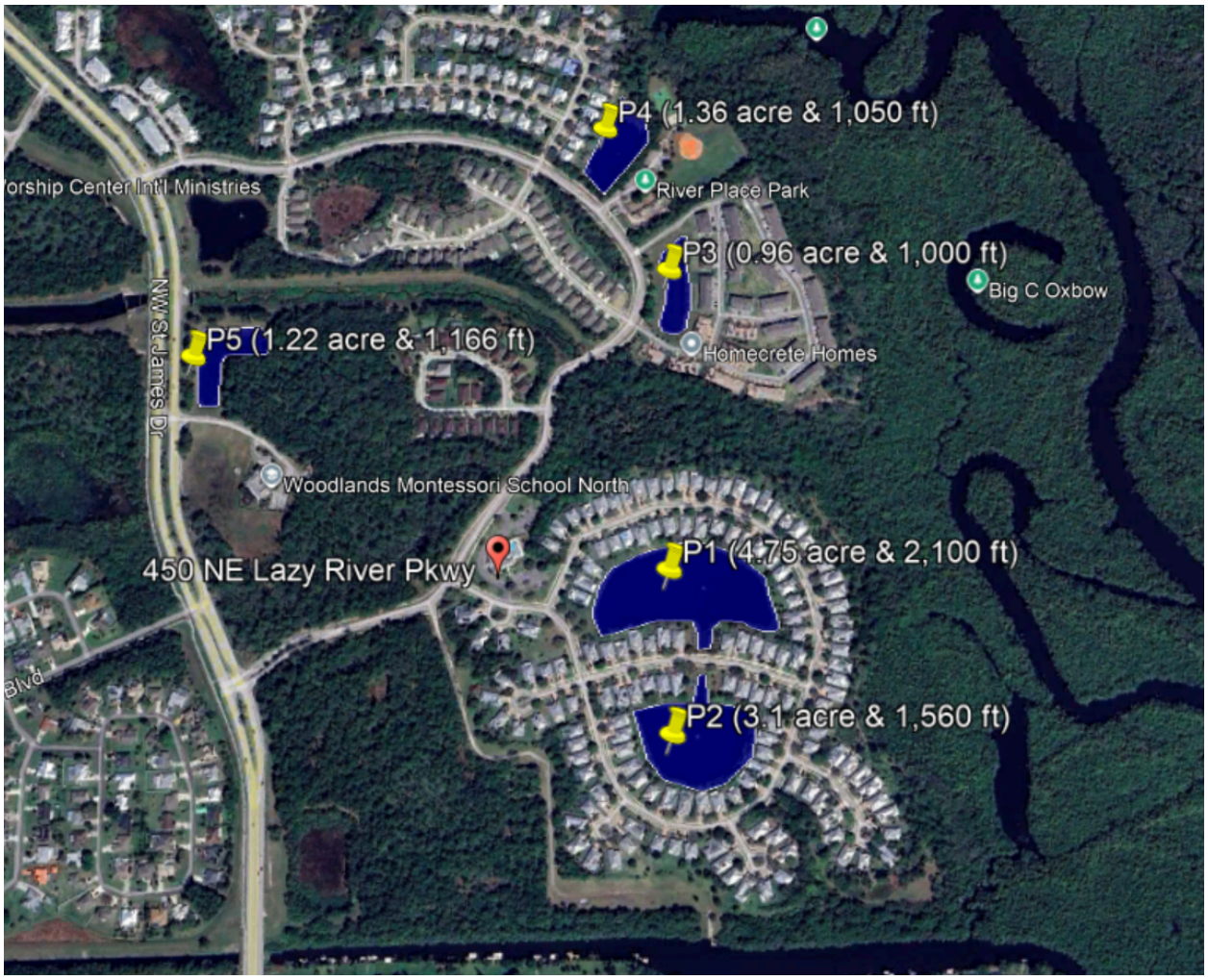
Map:



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SCHEDULE B – PRICING SCHEDULE

Total Price: **$7,500.00**

Invoice Amount: **$625.00**

Invoice Frequency: **Monthly**

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Contact Us
TIGRIS Aquatic Services LLC 2900 High Ridge Road Suite 2 Boynton Beach, Florida 33426 aborrero@tigrisusa.com 561-532-4880

TIGRIS
WHERE WATERS THRIVE.

Quote: 368303	
Quote Date:	10/28/2026
Expiration Date:	12/31/2026

Bill To:
River Place 450 Northeast Lazy River Parkway Port St. Lucie, Florida 34983

Customer: River Place
450 Northeast Lazy River Parkway Port St. Lucie, Florida 34983

Description	Unit Price	Qty	Amount
Aquatic Services - As Requested Tigris will perform two (2) comprehensive heavy aquatic treatment applications throughout all six (6) lakes within the River Place community. These treatments are intended to address existing algae, nuisance aquatic vegetation, excessive weed growth, and other unwanted aquatic growth that may be impacting the overall appearance and condition of the lakes. Treatments will focus on managing floating and submerged aquatic vegetation, controlling nuisance weed growth, and reducing visible algae where present. The two applications will provide an intensive treatment approach to help improve the overall appearance of the lakes, manage existing vegetation, and support healthier, more manageable waterways throughout the community. Performing multiple applications will also allow Tigris to address regrowth and continue managing problem areas following the initial treatment. Price includes all labor, materials, equipment, and aquatic herbicides necessary to complete both heavy treatment applications across all six (6) lakes.	$6,950.00	1	$6,950.00
Invoicing Details: TIGRIS will invoice customer after the service has been completed. Invoices will be sent via email.			

Deposit & Payment	
Deposit Required:	$0.00

Summary	
Subtotal:	$6,950.00

Deposit Due: $0.00

Total: $6,950.00

Terms & Conditions

TERMS: This agreement is for a one time service and pricing is listed above. An invoice for the full amount will be submitted upon completion of the service with terms Due Upon Receipt.

REGULATORY: TIGRIS will furnish all labor, equipment, materials, supervision and taxes. TIGRIS will be responsible for the proper instruction of all safety measures to its personnel.

PAYMENT: All payments for services rendered under this contract are Due Upon Receipt. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature	Name	Date

Contact Us
TIGRIS Aquatic Services LLC 2900 High Ridge Road Suite 2 Boynton Beach, Florida 33426 aborrero@tigrisusa.com 561-532-4880

TIGRIS
WHERE WATERS THRIVE.

Quote: 368304	
Quote Date:	10/28/2026
Expiration Date:	12/31/2026

Bill To:
River Place 450 Northeast Lazy River Parkway Port St. Lucie, Florida 34983

Customer: River Place
450 Northeast Lazy River Parkway Port St. Lucie, Florida 34983

Description	Unit Price	Qty	Amount
Aquatic Services - Annual Program Contractor agrees to perform the following pond maintenance services on a Monthly basis: Six (6) Lakes at River Place Core services: · Floating Algae and Aquatic Weed Control · Water testing (pH and dissolved oxygen) as needed · Border Grass and Brush Control to Water's Edge · Post Treatment Report	$1,100.00	12	$13,200.00
Optional add-on services: (Pricing Available Upon Request) -Trash pickup -Submersed Vegetation Control -Fish stocking -Nutrient Mitigation -Mechanical Removal -Beneficial bacteria -Blue Dye Application			
Invoicing Details: TIGRIS will invoice customer in 12 equal installments Invoices will be sent via email on the 1st of the month			

Deposit & Payment	
Deposit Required:	$0.00
Deposit Due:	**$0.00**

Summary	
Subtotal:	$13,200.00
Total:	**$13,200.00**

Terms & Conditions

TERM AND TERMINATION: The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

AUTO RENEWAL TERMS: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE. Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term.

PRICE INCREASE: Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date.

If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

Non-Prevailing Wage Pricing: The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

LIMITATION OF LIABILITY: Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

EQUIPMENT: TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature	Name	Date

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
10/14/2026	16278

Name / Address	Site Address
Governmental Management Services Matthew Hans 2160 Reserve Park Trce Port St. Lucie, FL 34986	

* Estimate is good for 30 days.

Description
Quarterly Fountain Maintenance Maintenance services to clean two (2) fountain. Treatments to occur once every three months for a total of four (4) visits per year. Services to include the following: Cleaning of the fountain body, float, nozzles(s), light lenses, intake screen and inspection of the control panel. Total fountain maintenance cost = $500 quarterly, $2,000 yearly. Note: Parts are not included with the maintenance contract. Any issues discovered with the fountain system(s) during the scheduled routine maintenance event will be reported to the customer along with a quote for all repairs. A $75.00 per hour labor charge will be issued for any repairs or requests for inspection by the customer during the month's in-between the regularly scheduled maintenance months. This does not include any parts, only labor. A work order will be sent to the customer and must be signed and returned by the customer to Crosscreek Environmental before any inspections or repairs can take place. This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds

Please sign and return if accepted _____

** All warranties exclude acts of God.
** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com


River Place HOA
CROSSCREEK ENVIRONMENTAL
1
2
3
4
5
6
NE Muskrat Run
NE Lazy River Pkwy
NE Turtleback Trail
NW Sting Ray Way
Waters Edge Ln
River Place Park
Homecrete Homes
Big C Oxbow
St Lucie River
NW St James Dr
NE St James Dr
NW Gatpett St
NW Hogate Ct
Woodlands Montessori School North
River Place Clubhouse
NE Canoe Park Cir
NE Leaping Frog Way
Treasure Coast Bible Assembly
The Worship Center Int'l Ministries
1226
Google Earth
Image © 2026 Vexcel Imaging US, Inc.
N
1000 ft

Traffic Plan Engineering
Florida
United States
Submit@TrafficPlanEngineering.com

Price Quote: 559978
Issued on: Aug 27, 2026
Expiry Date: Sep 25, 2026

Signs replacement for River Place on the St Lucie 668 NE Waters Edge Ln Port St Lucie FL 34983

Community Association & Lifestyle Management IV, LLC
tyler@sundsg.com

Product or Service	Quantity	Price	Line Total
Services Services Remove DOT Signs and replace with Custom Decorative Posts -4" Aluminum Tube (White) - No Backings -Pyramid Caps (Stop Combo) -Standard Street Blade -Hanger (White) -Street Blades White ----Hip with Blue Vinyl Lettering -Reverse overhang of street blades	1	$0.00	$0.00
Stop Combo	4	$1,395.00	$5,580.00
Street Sign (Handicap) Disabled Permit only Fine $250 w/ 1) No Parking Mail Pick up only 1) Pick up and Drop off Only No Parking (using the existing signs and place them on the new decorative posts)	2	$1,100.00	$2,200.00
Street Sign Pick up and Drop off Only no parking (using the existing signs and place them on the new decorative posts)	1	$1,050.00	$1,050.00
Install - Sign Installation of Street Sign per specs	7	$200.00	$1,400.00
Delivery TRIP CHARGE TO ST LUCIE	1	$900.00	$900.00

Subtotal	$11,130.00

Total Price:	**$11,130.00**

FORSITE
MAILBOXES, SIGNS & SITE AMENITIES
Phone: (724) 537-0200
customerservice@forsite.us
www.mailboxesandsigns.com

Quotation # JF5039RREV1
Date: 08/27/2026
Customer Ref # / name: STREET SIGNS
Quotation prepared for: RIVER PLACE CDD

PORT ST LUCIE FL 34983

Quotation from: JOE FRITSCHE
Contact information: 813-245-1974
Form Name: FFL #65

Assembly QTY	Drawing #	Assembly Model		Description	Finish	Unit Assembly Price	Total Assembly Price
	DOUBLE STREET / STOP SIGN ASSEMBLY						
3		MP-112*TSB12*TRS-24SSHI*CUST*OTHER*CUST*BP24-OCT	Includes:	12' SMOOTH SQUARE POLE	WHT	$ 1,208.97	$ 3,626.91
				PYRAMID CAP FOR 4" SQUARE POLE	WHT		
				24" HIGH INTENSITY PRISMATIC STOP SIGN	N/A		
	34292-1C			CUSTOM BRACKET FOR EXTRDUDED BLADE	WHT		
	TBD			SBEX-BLU/WHT 6X36 EXTRUDED HIGH INTENSITY STREET BLADE	N/A		
				CUSTOM 6X6 EXTRUDED BLADE	N/A		
				BACK PLATE FOR 24" OCTAGON SIGN BLADE	WHT		
	NO PARKING - P/U & D/O ONLY						
1		MP-210*TSB22*BP-1218*OTHER	Includes:	10' x 3" x 3" SMOOTH SQUARE POLE	WHT	$ 326.85	$ 326.85
				PYRAMID TOPPER FOR 3" x 3" SQUARE POLE	WHT		
				BACK PLATE FOR 12" x 18" RECTANGLE SIGN BLADE	WHT		
	K-2858			12" X 18" P/U & D/O NO PARKING SIGN - K-2858	N/A		
	HANDICAP PARKING / P/U & D/O NO PARKING SIGN ASSEMBLY						
1		MP-210*TSB22*BP-1218*OTHER*OTHER	Includes:	10' x 3" x 3" SMOOTH SQUARE POLE	WHT	$ 434.58	$ 434.58
				PYRAMID TOPPER FOR 3" x 3" SQUARE POLE	WHT		
				BACK PLATE FOR 12" x 18" RECTANGLE SIGN BLADE	WHT		
	SR7-8F121885HFL			12" X 18" HANDICAP PARKING / $250 FINE	N/A		
	K-2858			12" X 18" P/U & D/O NO PARKING SIGN - K-2858	N/A		
	HANDICAP PARKING / MAIL PICK UP SIGN ASSEMBLY						
1		MP-210*TSB22*BP-1218*OTHER*OTHER	Includes:	10' x 3" x 3" SMOOTH SQUARE POLE	WHT	$ 461.18	$ 461.18
				PYRAMID TOPPER FOR 3" x 3" SQUARE POLE	WHT		
				BACK PLATE FOR 12" x 18" RECTANGLE SIGN BLADE	WHT		
	SR7-8F121885HFL			12" X 18" HANDICAP PARKING / $250 FINE	N/A		
	34287-1C			12" x 18" NO PARKING MAIL P/U ONLY	N/A		
	*3.5% Surcharge applied on						
	credit card transactions						

Subtotal			$ 4,849.51
Shipping and Handling	PPD-to	34983	$ 1,175.00
Sales Tax	**0.000%**		$ -
Total			$ 6,024.51

Payment Terms
-100% due at time of order

*****To order: Please complete the required information below*****

E-mail to: customerservice@forsite.us or mail to FORSITE, 1634 Latrobe-Derry Road, Loyalhanna, PA 15661
Payment Method –(Order will not be placed into production until receipt of payment)

☐ ACH - Please send me instructions
☐ Check or money order-Remit to FORSITE, 1634 Latrobe-Derry Road, Loyalhanna, PA 15661
☐ Credit card – Please complete credit card release form (attached)

The above quotation has been reviewed, agreed to and accepted by:

Quotation Number JF5039RREV1

PO No. _____

Signature _____

Print Name _____

Date _____

Ship To / Install at **Same as above unless noted**

Address _____

_____

Contact Name _____

Telephone _____

Email: _____

Bill To **Same as above unless noted**

Address _____

_____

Contact Name _____

Email _____

DISCLOSURE STATEMENT

*Quote valid for 10 calendar days. * Not responsible for typographical errors. This quotation covers only those items listed above.
No other uses, specifications, abilities or guarantees are to be implied other than which is stated in writing from Forsite.
This document contains confidential and proprietary information that is the property of Forsite. It may not be shared, copied or used in whole or in part with third parties without the expressed written consent of Forsite.
Forsite is not responsible for checking local municipal codes. Please verify specifications with your municipality before placing an order.
INSTALLATIONS: If any obstacles (sub-surface or otherwise) are encountered that impede the progress of the job more than 15 minutes, the contractor will inform client and request that a change order be executed on a time and material basis
Hourly rate will be specified on this change order. Furthermore, Forsite will not be held responsible for any damage to the following: shrubbery, decorative plants, underground sprinkler heads, irrigation, television/phone cables, septic tanks, or unmarked buried utilities.



This area has been intentionally left blank.

REV	DESCRIPTION OF CHANGE	DIRECTED BY	CHANGED BY	DATE
4				
3				
2				
1	Released for quotation or production	JF	CS	08/28/26

FORSITE
MAILBOXES, SIGNS & SITE AMENITIES
Phone: 724-537-0200
www.forsite.us
customerservice@forsite.us

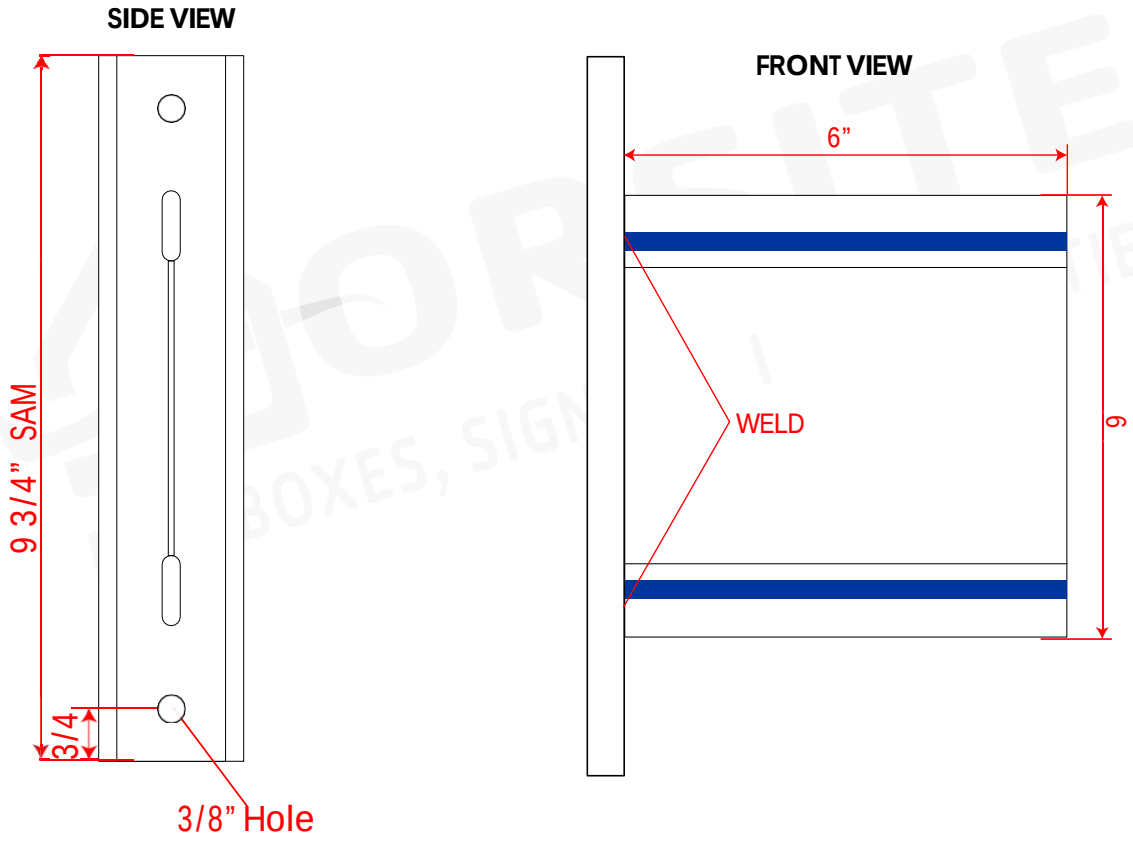
DRAWING NUMBER: 34287-1C
ACCOUNT: The River Place CDD
PROJECT: No Parking Sign
DRAWING DATE: 08/28/2026
DRAWING DESCRIPTION:
Custom 12” x 18” No Parking Sign

Forsite is not responsible for checking local municipal codes. Please verify specifications with your municipality before placing an order.
This document contains confidential and proprietary information that is the property of Forsite. It may not be shared, copied or used in whole or in part with third parties without the expressed written consent of Forsite.

FABRICATION TO BEGIN AFTER DRAWING HAS BEEN APPROVED, SIGNED THEN FAXED OR EMAILED TO FORSITE PRODUCTS.
By signing this document you approve the manufacture of this product as presented, including any typographical or grammatical errors that may be currently depicted.

Signature: _____ **Date:** _____





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REV	DESCRIPTION OF CHANGE	DIRECTED BY	CHANGED BY	DATE
3				
2				
1	Released for quotation or production	JF	CS	08/31/26

FORSITE
MAILBOXES, SIGNS & SITE AMENITIES
Phone: 724-537-0200
www.forsite.us
customerservice@forsite.us

DRAWING NUMBER: 34294-1C
ACCOUNT: River Place CDD
PROJECT: Sign Mount
DRAWING DATE: 08/31/2026
DRAWING DESCRIPTION:
Custom 6” x 6” Extruded Blade with Mount (BLUE)

Forsite is not responsible for checking local municipal codes. Please verify specifications with your municipality before placing an order.

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FABRICATION TO BEGIN AFTER DRAWING HAS BEEN APPROVED, SIGNED THEN FAXED OR EMAILED TO FORSITE PRODUCTS.
By signing this document you approve the manufacture of this product as presented, including any typographical or grammatical errors that may be currently depicted.

Signature: _____ **Date:** _____

FASTSIGNS
Make Your Statement

10000 S US Hwy 1
Port St. Lucie, FL 34952
(772) 837-9779

fastsigns.com/2406

ESTIMATE
Est:-6636

Payment Terms: Cash Customer

Created Date: 11/1/2026

DESCRIPTION: Hawks Ridge Street Signage - Installed

Bill To: River Place CDD
5385 N Nob Hill Rd
Sunrise, FL 33351
US

Installed: River Place CDD
Hawks Ridge
1001 NE Trailside Run
Port St Lucie, FL 34983
US

Requested By: Monique Lesnansky
Email: mlesnansky@calmfla.com
Work Phone: (954) 721-8681 x 233
Tax ID: 85-8012533060C-5

Salesperson: Gus Hernandez
Email: gustavo.hernandez@fastsigns.com
Cell Phone: 7728379778

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Street Names and Post - White Aluminum Post 4"x4" w/ Stop Sign	5	$1,672.58	$8,362.90
2	Handicap and/or Mail Pickup Post - White Aluminum Post 4"x4" w/ Stop Sign	2	$1,213.85	$2,427.70

Removal and Disposal of old signs are included.

Subtotal:	$10,790.60
Taxes:	$0.00
Grand Total:	$10,790.60

Thank you for your business -
As soon as you make a payment it cannot be changed to cancelled.
All Deposits are Non-Refundable.
Design & Production on a project will not begin until the customer's deposit has been received and their accounts are current. Once the project is cleared to progress, proofs will be sent to the customer for approval. You are entitled to up to 3 revisions; after 3 revisions will be considered additional Graphic Design charge. After the proofs are approved, the project will be released to production and given an estimated completion date.
Unless otherwise stated, payment terms are as follows:
If your order is under $1000, we require full payment upfront to start design on your project. A 60% deposit is due on orders greater than $1,000. The remaining balance is due at pick-up or delivery. The order will not get processed unless the deposit has been made.
Your order is custom-made, and it cannot be returned or refunded.

Signature: _____ **Date:** _____

All payments are due upon the terms of this invoice. Estimate is valid for 7 days.
Thank you for giving FASTSIGNS of Port St Lucie a chance to earn your business!

ESTIMATE

Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084

sholton.shadeamerica@outlook.com
+1 (904) 217-0516
http://www.shadeamerica.com

Bill to
Monique Lesnansky
River Place Poll Shade - St Lucie
450 NE Lazy River Pkwy
Port St. Lucie, FL 34983

Ship to
Monique Lesnansky
River Place Poll Shade - St Lucie
450 NE Lazy River Pkwy
Port St. Lucie, FL 34983

Estimate details
Estimate no.: 4719
Estimate date: 10/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Materials & Installation**	Supply and Installation (including foundations, equipment, labor and freight) of (4) 20' x 12' x 9'H Purlin Cantilever Canopies with Hot Dipped Galvanized Posts and Upper Frame	4	$7,780.00	$31,120.00

Total **$31,120.00**

Deposit due $15,560.00

Ways to pay

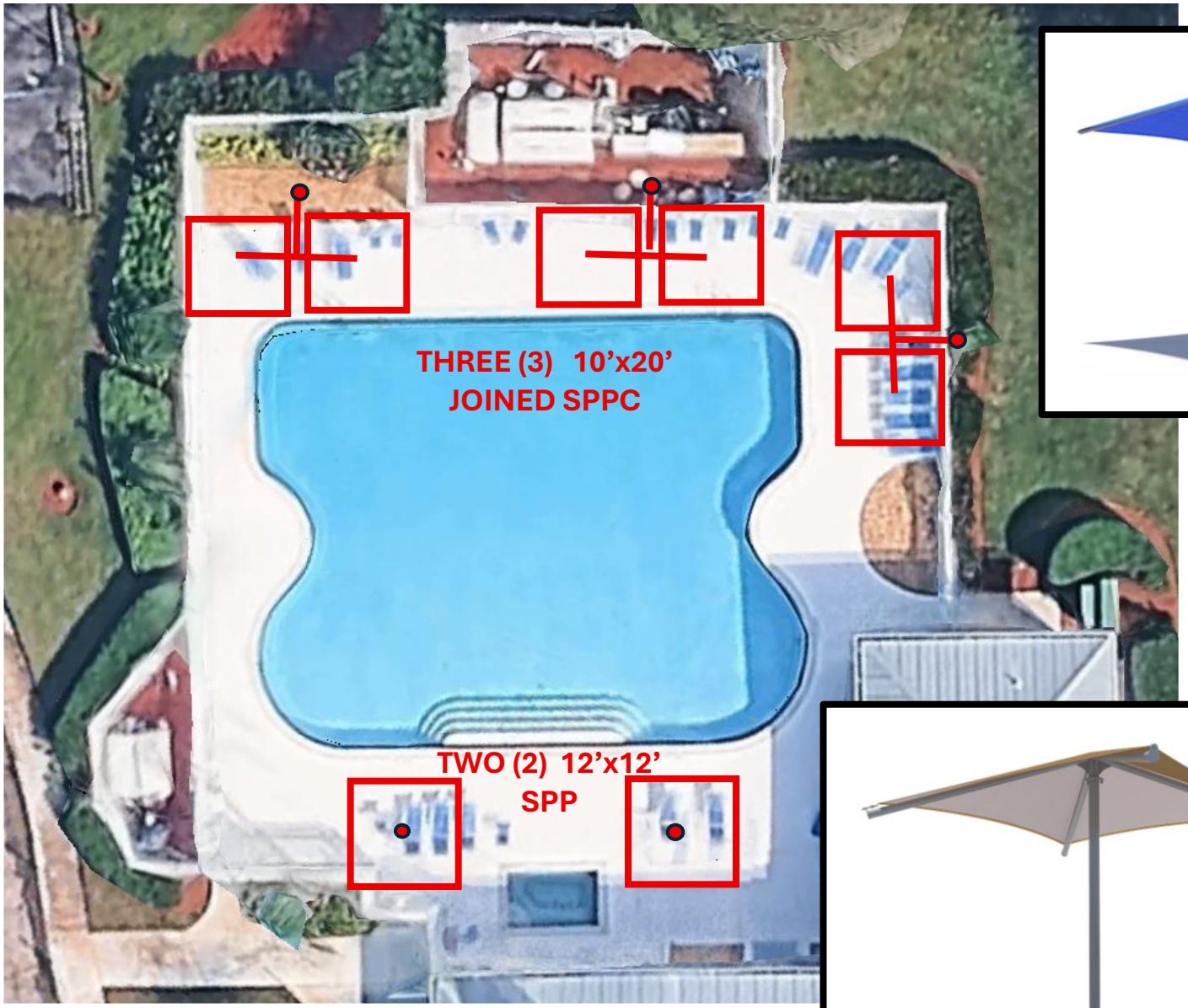
VISA MC DISCOVER AMEX BANK

Note to customer

This proposal is valid for 30 days. All discounts reflected here will apply.
50% deposit is required with order and balance is due upon installation.
Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid.
Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.
Shade America, Inc. will not be responsible for the removal of debris / dirt from the job site. Shade America, Inc. will spread soils on site within range of 250'.
50% DEPOSIT REQUIRED

Accepted date **Accepted by**

RIVER PLACE ON THE ST. LUCIE





USASHADE



7103 Coquina Ave
Fort Pierce, FL, 34951-1258
(772) 284-1200
urbansami561@gmail.com

Estimate

For: Matthew Hans & Monique Lesnansky
Mhans@gmssf.com, mlesnansky@calmfla.com
596 NE Canoe Park Cir
Port St Lucie, FL, 34983-3510
(954) 512-9580

Estimate No: 633
Date: 10/28/2026

Description	Quantity	Rate	Amount
Priority Properties (Urgent)	1	$3,500.00	$3,500.00
402 NE Ginger Lily Place (Lift Station Area)			
3 Royal Poinciana (Dead And Hazardous) Remove And Stump Grind			
1 Clean Up And Haul Away Debris			
Prioritize Urgent	1	$9,000.00	$9,000.00
621 NE Moss Rose Place			
6 Acacia Trees (Dead And Hazardous) Remove And Stump Grind			
2 Pine Trees (Dead And Hazardous) Remove And Stump Grind			
2 Oak Trees (Overhanging Structure) Trim And Cut Back			
1 Clean Up And Haul Away Debris			

Subtotal	$12,500.00
Total	$12,500.00
Total	**$12,500.00**



7103 Coquina Ave
Fort Pierce, FL, 34951-1258
(772) 284-1200
urbansami561@gmail.com

Estimate

For: Matthew Hans & Monique Lesnansky
Mhans@gmssf.com, mlesnansky@calmfla.com
596 NE Canoe Park Cir
Port St Lucie, FL, 34983-3510
(954) 512-9580

Estimate No: 634
Date: 10/28/2026

Description	Quantity	Rate	Amount
Phase 2 716 NE Turtleback Trail 3 Pines (Dead And Hazardous) Remove And Stump Grind (Excluding 1 Stump That We May Not Be Able To Get To) 3 Misc Stumps Stump Grind 1 Clean Up And Haul Away Debris	1	$4,800.00	$4,800.00
Phase 2 472 NE Still Water Cove 1 Gumbo Limbo (Dead And Hazardous) Remove And Stump Grind 1 Brazilian Pepper Tree (Dead And Hazardous) Remove And Stump Grind 1 Section Of Trees (Encroaching Screen Room) Trim Pines & Trim Oaks Back From Structure 1 Clean Up And Haul Away Debris	1	$2,000.00	$2,000.00

Subtotal	$6,800.00
Total	$6,800.00
Total	**$6,800.00**

RIVER PLACE ON THE ST LUCIE CDD

FIELD REPORT



NOVEMBER 19, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla.com/ahphilippi@gmssf.com
Phone# 954 721-8681 / 954 560-1858

RIVER PLACE ON THE ST. LUCIE CDD

COMMON AREAS

- Community streetlamps painted. East end clubhouse parking lot leaning light being removed today





- Gym signage has been ordered
  - 2 Gym Rules signs were peeling and faded



- Gym was serviced on October 14, 2026

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla.com/ahphilippi@gmssf.com
Phone# 954 721-8681 / 954 560-1858

- New Libraries installed



- New plants have been installed at the Plantation monument



- Tree Maintenance & Safety, Jeremy's Tree Service has submitted two proposals; 1) Priority/Urgent Tree Work and 2) Additional Tree Work. Awaiting proposal from Sampson Tree Service

- No Trespassing signs replaced along Lazy River Pkwy



- Hawks Ridge Street signs received three proposals:
  - Traffic Plan Engineering
  - FORSITE
  - FastSigns

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla.com/ahphilippi@gmssf.com
Phone# 954 721-8681 / 954 560-1858

POOL

- Dynamic Pool's has been regularly servicing the pool and spa to make sure chemicals stay in balance

- Pool Shade Structures received two proposals:
  - Shade America
  - USA Shade

LAKES & WETLANDS

- Wetlands and Reserve maintenance received four proposals (Hydrilla removal):
  - Crosscreek Environmental, Inc
  - SOLitude Lake Management, LLC - to present at the CDD meeting
  - TIGRIS Aquatic Services LLC
  - The Lake Doctors

CLUBHOUSE RENTALS

- Upcoming rentals
  - 11/08/26 – 449 NE Little Mullet
  - 12/20/26 – 524 NE Canoe Park Cir
  - 2/27/27 – 642 Muskrat Run
- Completed Rentals
  - 8/15/26 – 487 NE Stillwater – Full Deposit returned
  - 10/17/26 – 602 NE Waters Edge Ln – Full Deposit returned

River Place: Boat Storage Rentals				Outstanding 09/30/26			Prepayments
Sp#	Renter Name	contract commencement	TOTAL	30 days	60 days	90+ days	
1T	VACANT	VACANT	$0.00				
2T	COURTNEY, BRIAN	12/4/2022	$0.00				$165.00
3T	BERNHARDT, S & M	8/1/2021	$55.00	$55.00			
4T	SPERRY, RONALD	2/1/2007	$55.00	$55.00			
5T	WORCESTER, ROBERT	3/15/2022	$0.00				$55.00
6T	SERGIO CISNEROS	2/24/2024	$55.00	$55.00			
7T	WILLIAMS, DON	4/1/2015	$0.00				
8T	HODSON, JOHN	6/1/2025	$0.00				
9T	FUSS, RICHARD	8/14/2025	$0.00				$165.00
10T	FREUNDT, ANTONY	7/1/2025	$0.00				
11T	HILLES, PAMELA L	8/1/2022	$165.00	$55.00	$55.00	$55.00	
12T	STATEMA, DUANE K	9/1/2022	$0.00				$190.00
13T	BURTON, KIMBERLY	7/1/2025	$0.00				$55.00
14T	VACANT	VACANT	$0.00				
15T	MCCLOYNE, KATHLEEN	7/1/2025	$110.00	$55.00	$55.00		
16T	ARGUELLES, MARIO	3/1/2021	$0.00				$95.00
17T	BYRANT, NEAL	12/1/2025	$0.00				$55.00
18T	SIDNEY & TOYA FLORENCE	3/1/2024	$0.00				$55.00
19T	VACANT	VACANT	$0.00				
20T	PETER, PIZZARELLO	4/1/2023	$55.00	$55.00			
21T	VACANT	VACANT	$0.00				
22T	BRITTANY I BROWN/WILLIAM CHAPMAN	3/1/2024	$165.00	$55.00	$55.00	$55.00	
23T	DRAKE, SAM	6/1/2025	$110.00	$55.00	$55.00		
24T	SKAGGS, JORDAN	7/1/2025	$0.00				
25T	ANTONY M ROMANO	4/1/2024	$0.00				$55.00
26T	STIDHAM, STEVE	5/1/2019	$0.00				
27T	VIDAL, STEVEN	3/1/2020	$0.00				
28T	ORSINI, HECTOR	4/1/2022	$0.00				$55.00
29T	LEDO, TONY AND JANET	7/1/2023	$0.00				
30T	LEDO, TONY AND JANET	11/1/2022	$0.00				
31T	SONNY CANADY	7/1/2021	$0.00				$6.00
32T	CALHOUN, ROBERT	11/1/2018	$0.00				$66.00
33T	MANNING, MICHAEL	4/1/2024	$0.00				$44.00
			$770.00	$440.00	$220.00	$110.00	$1,061.00

River Place on the St. Lucie
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
8/1 - 8/31/26	*7389-7405*	$33,902.82
9/1 - 9/30/26	*7406-7419*	$36,815.25
	TOTAL CHECKS	**$70,718.07**

Date	*ACH*	*Amount*
8/1 - 8/31/26	*80034-80036*	$3,068.75
9/1 - 9/30/26	*80037-80039*	$2,757.01
	TOTAL ACH	**$5,825.76**
	TOTAL	**$76,543.83**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RIVERPLACE - GENERAL FUND
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00001	8/01/26	295	202608	320-53800-34000		*	2,410.25		
			AUG 26 - FIELD SERVICES							
		8/01/26	296	202608	310-51300-34000		*	3,868.25		
			AUG 26 - MGMT FEES							
		8/01/26	296	202608	310-51300-44000		*	200.00		
			AUG 26 - RENT							
		8/01/26	296	202608	310-51300-31600		*	223.25		
			AUG 26 - DISSEMINATION							
		8/01/26	296	202608	310-51300-35101		*	89.25		
			AUG 26 - WEBSITE ADMIN							
		8/01/26	296	202608	310-51300-51000		*	.15		
			AUG 26 - OFFICE SUPPLIES							
		8/01/26	296	202608	310-51300-42000		*	29.34		
			AUG 26 - POSTAGE							
		8/01/26	296	202608	310-51300-42500		*	7.05		
			AUG 26 - COPIES							
						GMS-SF, LLC			6,827.54	007389
8/05/26	00015	7/30/26	29963	202607	310-51300-31200		*	600.00		
			SER 2001 3/31/26							
						GRAU & ASSOCIATES			600.00	007390
8/05/26	00367	8/05/26	REFUND D	202608	300-22000-10500		*	500.00		
			REF DEP JAMIE ROSADO							
						JAMIE ROSADO			500.00	007391
8/05/26	00286	7/30/26	I285663	202607	320-57200-45300		*	1,352.00		
			RPLCD TXV/CLEARED DRAIN							
						KRAUSS & CRANE INC			1,352.00	007392
8/05/26	00366	8/05/26	REFUND D	202608	300-22000-10500		*	500.00		
			REF DEP NIKITA PATEL							
						NIKITA PATEL			500.00	007393
8/05/26	00306	8/03/26	10290774	202608	320-53800-46500		*	99.00		
			AUG 26 - PEST CONTROL							
						ROCKET PEST			99.00	007394
8/05/26	00190	8/01/26	7439	202608	320-53800-46400		*	160.00		
			AUG 26 FOUNTAIN CLEANING							
						TREASURE COAST AQUATICS, LLC			160.00	007395
8/12/26	00002	7/29/26	6172	202607	320-53800-46000		*	1,109.63		
			POOL GATE LOCK REPLCMNT							
						ALL COUNTY LOCK & KEY			1,109.63	007396

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RIVERPLACE - GENERAL FUND
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00344	7/29/26	9380	202607	310-51300-31100				*	2,800.00		
			2026 ENGINEERING REPORT									
								ALVAREZ ENGINEERS, INC.			2,800.00	007397
8/12/26	00326	8/01/26	33699290	202608	320-57200-41000				*	75.60		
			INTERNET 8/2-9/1									
								AT&T			75.60	007398
8/19/26	00295	8/10/26	037	202607	320-57200-45350				*	1,335.00		
			JUL 26 - JANITORIAL SVC									
		8/10/26	037	202607	320-57200-45300				*	135.00		
			JUL 26 - HANDYMAN SVC									
								DON WILLIAMS CLEANING			1,470.00	007399
8/19/26	00311	8/15/26	3907	202608	320-57200-45200				*	1,400.00		
			AUG 26 - POOL SERVICE									
								DYNAMIC POOL PROS CORP			1,400.00	007400
8/19/26	00025	7/30/26	016171	202607	320-53800-46300				*	1,485.00		
			JUL 26- AQUATIC MAINT									
								WETLANDS MANAGEMENT SF, LLC			1,485.00	007401
8/26/26	00344	8/10/26	9445	202607	310-51300-31100				*	12,071.48		
			ENGINEER SV THRU 7/31/26									
								ALVAREZ ENGINEERS, INC.			12,071.48	007402
8/26/26	00293	7/31/26	199944	202607	310-51300-31500				*	1,794.70		
			JUL 26 - ATTORNEY FEES									
								BILLING COCHRAN, P.A.			1,794.70	007403
8/26/26	00292	8/18/26	1506	202608	320-57200-45300				*	1,157.87		
			REP GYM EQUIPMENT									
								GYM SURGEON, LLC			1,157.87	007404
8/26/26	00368	8/26/26	REFUND D	202608	300-22000-10500				*	500.00		
			REFUND DEPOSIT K YETZER									
								KAREN YETZER			500.00	007405

TOTAL FOR BANK A 33,902.82

*** CHECK DATES 08/01/2026 - 08/31/2026 *** RIVERPLACE - GENERAL FUND
BANK Z RIVER PLACE AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00008	7/14/26	JUN 26	202606	320-57200-43100				*	505.76		
			LAZY RIV WATER 6/1-7/1/26									
		7/14/26	JUN 26	202606	320-57200-43100				*	671.63		
			LAZY RIV SEWER 6/1-7/1/26									
		7/14/26	JUN 26	202606	320-53800-43100				*	13.09		
			CANOE PARK 6/1-7/1/26									
		7/14/26	JUN 26	202606	320-53800-43100				*	229.53		
			LAZY RIVER WATER 6/1-7/1									
								CITY OF PORT ST. LUCIE (AUTO PAY)			1,420.01	080034
8/05/26	00014	7/16/26	JUL 26	202607	320-57200-43000				*	560.21		
			CLUBHOUSE 6/16-7/16/26									
		7/16/26	JUL 26	202607	320-53800-43000				*	303.92		
			IRRIG 6/16-7/16/26									
		7/16/26	JUL 26	202607	320-53800-43000				*	213.38		
			IRRIG 6/16-7/16/26									
		7/16/26	JUL 26	202607	320-53800-43000				*	184.52		
			IRRIG 6/16-7/16/26									
		7/16/26	JUL 26	202607	320-53800-43000				*	188.95		
			IRRIG 6/16-7/16/26									
		7/16/26	JUL 26	202607	320-53800-43000				*	33.86		
			PUMP 6/16-7/16/26									
		7/16/26	JUL 26	202607	320-53800-43000				*	82.14		
			IRRIG 6/16-7/16/26									
								FPL (AUTO PAY)			1,566.98	080035
8/26/26	00284	8/01/26	1043025	202608	320-53800-49500				*	81.76		
			MO FEE 96 AND 65 GAL CART									
								FCC ENVIRONMENTAL SERVICES AUTO PAY			81.76	080036

TOTAL FOR BANK Z 3,068.75

TOTAL FOR REGISTER 36,971.57

*** CHECK DATES 09/01/2026 - 09/30/2026 *** RIVERPLACE - GENERAL FUND
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/02/26	00001	9/01/26	297	202609	320	53800-34000				*	2,410.25		
			SEP 26 - FIELD SERVICES										
		9/01/26	298	202609	310	51300-34000				*	3,868.25		
			SEP 26 - MGMT FEES										
		9/01/26	298	202609	310	51300-44000				*	200.00		
			SEP 26 - RENT										
		9/01/26	298	202609	310	51300-31600				*	223.25		
			SEP 26 - DISSEMINATION										
		9/01/26	298	202609	310	51300-35101				*	89.25		
			SEP 26 - WEBSITE ADMIN										
		9/01/26	298	202609	310	51300-42000				*	17.40		
			SEP 26 - POSTAGE										
		9/01/26	298	202609	310	51300-42500				*	134.80		
			SEP 26 - COPIES										
									GMS-SF, LLC			6,943.20	007406
9/02/26	00228	8/25/26	24701149	202608	320	53800-46200				*	7,100.00		
			AUG 26- LANDSCAPE MAINT										
		8/25/26	24701149	202608	320	53800-46400				*	900.00		
			AUG 26- IRRIG MAINT										
									HUGO'S LAWN CARE, LLC			8,000.00	007407
9/09/26	00326	9/01/26	33699290	202609	320	57200-41000				*	75.60		
			INTERNET 9/2-10/1										
									AT&T			75.60	007408
9/09/26	00295	9/02/26	038	202608	320	57200-45350				*	1,020.00		
			AUG 26 - JANITORIAL SVC										
		9/02/26	038	202608	320	57200-45300				*	105.00		
			AUG 26 - HANDYMAN SVC										
									DON WILLIAMS CLEANING			1,125.00	007409
9/09/26	00360	9/03/26	6386	202609	320	53800-47000				*	1,402.53		
			PRKNG/SCHL BUS/TRAIL SIGN										
									FASTSIGNS			1,402.53	007410
9/09/26	00306	9/01/26	10410941	202609	320	53800-46500				*	99.00		
			SEP 26 - PEST CONTROL										
									ROCKET PEST			99.00	007411
9/09/26	00358	8/31/26	7864491	202608	310	51300-48000				*	125.48		
			ACM #2 REG MEETING										
									USA TODAY MEDIA CORP.			125.48	007412
9/16/26	00293	8/31/26	200363	202608	310	51300-31500				*	4,380.00		
			AUG 26 - ATTORNEY FEES										
									BILLING COCHRAN, P.A.			4,380.00	007413

*** CHECK DATES 09/01/2026 - 09/30/2026 *** RIVERPLACE - GENERAL FUND
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00311	9/15/26	4091	202609	320	57200-45200				*	1,400.00		
			SEP 26 - POOL SERVICE										
									DYNAMIC POOL PROS CORP			1,400.00	007414
9/16/26	00025	9/01/26	016188	202609	320	53800-46600				*	5,000.00		
			QUARTERLY MAINT PRESERVES										
		9/01/26	016189	202608	320	53800-46300				*	910.00		
			AUG 26- AQUATIC MAINT										
									WETLANDS MANAGEMENT SF, LLC			5,910.00	007415
9/23/26	00002	9/17/26	6602	202609	320	53800-46000				*	159.45		
			DEADLATCH FOR POOL GATE										
									ALL COUNTY LOCK & KEY			159.45	007416
9/23/26	00344	9/09/26	9504	202608	310	51300-31100				*	4,364.75		
			ENGINEER SV THRU 8/31/26										
									ALVAREZ ENGINEERS, INC.			4,364.75	007417
9/23/26	00369	9/21/26	DRAW 1	202609	300	13100-10100				*	2,485.24		
			DOOR DUE@ SIGNED CONTRACT										
									FREEDOM IMPACT WINDOWS AND DOORS			2,485.24	007418
9/23/26	00245	8/28/26	1313771	202609	320	57200-34500				*	165.00		
			FIRE ALARM 9/1-11/30/26										
		8/28/26	1313771	202609	320	57200-34500				*	180.00		
			FIRE MONTI 9/1-11/30/26										
									PYE BARKER FIRE & SAFETY LLC			345.00	007419

TOTAL FOR BANK A 36,815.25

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/02/26	00008	8/11/26	JUL 26	202607	320	57200	43100			*	91.67		
			LAZY RIV WATER 7/1-8/3/26										
		8/11/26	JUL 26	202607	320	57200	43100			*	150.62		
			LAZY RIV SEWER 7/1-8/3/26										
		8/11/26	JUL 26	202607	320	53800	43100			*	18.32		
			CANOE PARK 7/1-8/3/26										
		8/11/26	JUL 26	202607	320	53800	43100			*	229.53		
			LAZY RIVER WATER 7/1-8/3										
									CITY OF PORT ST. LUCIE (AUTO PAY)			490.14	080037
9/02/26	00014	8/17/26	AUG 26	202608	320	57200	43000			*	1,136.52		
			CLUBHOUSE 7/16-8/17/26										
		8/17/26	AUG 26	202608	320	53800	43000			*	318.41		
			IRRIG 7/16-8/17/26										
		8/17/26	AUG 26	202608	320	53800	43000			*	226.63		
			IRRIG 7/16-8/17/26										
		8/17/26	AUG 26	202608	320	53800	43000			*	204.67		
			IRRIG 7/16-8/17/26										
		8/17/26	AUG 26	202608	320	53800	43000			*	178.86		
			IRRIG 7/16-8/17/26										
		8/17/26	AUG 26	202608	320	53800	43000			*	34.01		
			PUMP 7/16-8/17/26										
		8/17/26	AUG 26	202608	320	53800	43000			*	86.01		
			IRRIG 7/16-8/17/26										
									FPL (AUTO PAY)			2,185.11	080038
9/16/26	00284	9/01/26	1046004	202609	320	53800	49500			*	81.76		
			MO FEE 96 AND 65 GAL CART										
									FCC ENVIRONMENTAL SERVICES AUTO PAY			81.76	080039

TOTAL FOR BANK Z 2,757.01

TOTAL FOR REGISTER 39,572.26

River Place on the St. Lucie

Community Development District

Unaudited Financial Reporting

September 30, 2026

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1	Balance Sheet
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8	Long Term Debt Report
9	Assessment Receipt Schedule
10	Boat/RV Outstanding Balances

River Place on the St. Lucie

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 16,326	$ -	$ -	$ 16,326
Accounts Receivable	2,485	-	-	2,485
Due from RV/Boat Rental	2,386	-	-	2,386
Due from Capital Reserve Fund	6,600	-	-	6,600
Investments:				
State Board of Administration (SBA)	319,675	-	350,337	670,012
Series 2001AB				-
Revenue A	-	98,815	-	98,815
Revenue B	-	73,635	-	73,635
Interest B	-	1	-	1
Redemption A	-	20	-	20
Total Assets	**$ 347,473**	**$ 172,470**	**$ 350,337**	**$ 870,280**
Liabilities:				
Accounts Payable	$ 22,647	$ -	$ -	$ 22,647
Accrued Expenses	-	-	33,920	33,920
Due to General Fund	-	-	6,600	6,600
Deferred Revenue	450	-	-	450
Prepaid-Boat/RV Rents	1,061	-	-	1,061
Deposits-Boat/RV Storage	2,900	-	-	2,900
Deposits-Launch Key	300	-	-	300
Due to Residents Rent Deposits	2,000	-	-	2,000
Matured Bonds Payable - 2001B	-	35,000	-	35,000
Total Liabilites	**$ 29,358**	**$ 35,000**	**$ 40,520**	**$ 104,878**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 137,470	$ -	$ 137,470
Assigned for:				
Capital Reserve Fund	-	-	309,817	309,817
Unassigned	318,115	-	-	318,115
Total Fund Balances	**$ 318,115**	**$ 137,470**	**$ 309,817**	**$ 765,402**
Total Liabilities & Fund Balance	$ 347,473	$ 172,470	$ 350,337	$ 870,280

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 517,267	$ 517,267	$ 524,414	$ 7,146
Stormwater Fees	69,656	69,656	72,391	2,735
Rental Fees - Boat Storage	16,368	16,368	19,855	3,487
Rental Fees - Clubhouse	4,800	4,800	2,537	(2,263)
Revenue Fobs	-	-	625	625
Interest Income	10,020	10,020	14,530	4,510
Other Income	-	-	14,465	14,465
Total Revenues	**$ 618,111**	**$ 618,111**	**$ 648,816**	**$ 30,706**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 5,000	$ 5,000	$ 4,600	$ 400
PR-FICA	383	383	352	31
Engineering	15,000	15,000	61,172	(46,172)
Attorney	28,000	28,000	41,457	(13,457)
Annual Audit	4,000	4,000	4,000	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	2,679	2,679	2,779	(100)
Trustee Fees	4,180	4,180	3,960	220
Management Fees	46,419	46,419	46,419	(0)
Property Appraiser	11,006	11,006	12,097	(1,092)
Website Maintenance	1,071	1,071	1,071	0
Telephone	100	100	-	100
Postage & Delivery	1,000	1,000	705	295
Insurance General Liability	11,028	11,028	11,201	(173)
Rentals & Leases	2,400	2,400	2,400	-
Printing & Binding	200	200	156	44
Legal Advertising	1,000	1,000	998	2
Other Current Charges	1,090	1,090	1,441	(351)
Office Supplies	100	100	0	100
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 135,430**	**$ 135,430**	**$ 195,583**	**$ (60,153)**

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 28,923	$ 28,923	$ 28,923	$ 0
Utility - Electric Irrigation	13,200	13,200	11,910	1,290
Water/Wastewater	3,000	3,000	2,914	86
Preserve Maintenance	20,000	20,000	20,000	-
Aquatic Maintenance	13,220	13,220	13,220	-
Landscape Maintenance	85,200	85,200	85,200	-
Other Landscape Maintenance	12,800	12,800	15,842	(3,042)
Fertilization/Weed and Pest Control	1,688	1,688	1,188	500
Irrigation Maintenance	10,800	10,800	11,513	(713)
Fountain Maintenance	1,800	1,800	-	1,800
Repairs & Maintenance	13,000	13,000	18,549	(5,549)
Signage Maintenance	5,000	5,000	6,916	(1,916)
Operating Supplies	1,000	1,000	-	1,000
PSL Interlocal Agreement	25,000	25,000	-	25,000
Contingency	11,860	11,860	346	11,514
Subtotal Field Expenditures	**$ 246,491**	**$ 246,491**	**$ 216,521**	**$ 29,970**
Clubhouse Expenditures				
Security Monitoring	$ 4,000	$ 4,000	$ 1,595	$ 2,405
Utility - Electric	22,000	22,000	14,723	7,277
Water/Wastewater	4,500	4,500	5,922	(1,422)
Telephone	1,440	1,440	900	540
Property Insurance/Workers Comp	25,542	25,542	23,606	1,936
Clubhouse Cleaning	18,000	18,000	15,675	2,325
Clubhouse Maintenance and Repairs	20,000	20,000	21,935	(1,935)
Pool & Spa Maintenance	16,800	16,800	17,325	(525)
Pool & Spa Repairs	10,000	10,000	15,480	(5,480)
Trash	300	300	978	(678)
Capital Outlay	19,168	19,168	2,800	16,368
Subtotal Clubhouse Expenditures	**$ 141,750**	**$ 141,750**	**$ 120,939**	**$ 20,811**
Total Operations & Maintenance	**$ 388,241**	**$ 388,241**	**$ 337,460**	**$ 50,781**
Total Expenditures	**$ 523,671**	**$ 523,671**	**$ 533,043**	**$ (9,373)**
Excess (Deficiency) of Revenues over Expend	$ 94,440	$ 94,440	$ 115,773	$ 21,333
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (100,000)	$ (100,000)	$ (100,000)	$ -
Total Other Financing Sources/(Uses)	**$ (100,000)**	**$ (100,000)**	**$ (100,000)**	**$ -**
Net Change in Fund Balance	**$ (5,560)**	**$ (5,560)**	**$ 15,773**	**$ 21,333**
Fund Balance - Beginning	$ 5,560		$ 302,342	
Fund Balance - Ending	**$ -**		**$ 318,115**	

River Place on the St. Lucie

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 5,000	$ 5,000	$ 13,931	$ 8,931
Total Revenues	**$ 5,000**	**$ 5,000**	**$ 13,931**	**$ 8,931**
Expenditures:				
Capital Outlay	$ 100,000	$ 100,000	$ -	$ 100,000
Pool Equipment	-	-	97,750	(97,750)
Pool Deck Resurfacing	-	-	18,378	(18,378)
Clubhouse Acoustic Panels	-	-	6,600	(6,600)
Total Expenditures	**$ 100,000**	**$ 100,000**	**$ 122,728**	**$ (22,728)**
Excess (Deficiency) of Revenues over Expen	**$ (95,000)**	**$ (95,000)**	**$ (108,797)**	**$ (13,797)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 100,000	$ 100,000	$ 100,000	$ -
Total Other Financing Sources (Uses)	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**
Net Change in Fund Balance	**$ 5,000**	**$ 5,000**	**$ (8,797)**	**$ (13,797)**
Fund Balance - Beginning	$ 319,195		$ 318,614	
Fund Balance - Ending	**$ 324,195**		**$ 309,817**	

River Place on the St. Lucie

Community Development District

Debt Service Fund Series 2001 A & B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll A	$ 181,947	$ 181,947	$ 182,500	$ 553
Special Assessments - Tax Roll B	72,607	72,607	73,289	682
Interest Income	3,500	3,500	5,172	1,672
Total Revenues	**$ 258,055**	**$ 258,055**	**$ 260,962**	**$ 2,907**
Expenditures:				
Series 2001 A				
Interest - 11/1	$ 26,497	$ 26,497	$ 26,497	$ 0
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	26,497	26,497	26,306	191
Principal - 5/1	120,000	120,000	120,000	-
Series 2001 B				
Interest - 5/1	37,607	37,607	-	37,607
Principal - 5/1	35,000	35,000	-	35,000
Property Appraiser	3,871	3,871	4,222	(351)
Total Expenditures	**$ 249,472**	**$ 249,472**	**$ 182,025**	**$ 67,447**
Excess (Deficiency) of Revenues over Expen	$ 8,583	$ 8,583	$ 78,936	$ 70,354
Net Change in Fund Balance	**$ 8,583**	**$ 8,583**	**$ 78,936**	**$ 70,354**
Fund Balance - Beginning	$ 56,869		$ 58,534	
Fund Balance - Ending	**$ 65,452**		**$ 137,470**	

River Place on the St. Lucie

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 47,332	$ 375,372	$ 20,753	$ 4,677	$ 9,767	$ 45,514	$ 4,410	$ 14,823	$ 149	$ -	$ 1,616	$ 524,414
Stormwater Fees	-	-	-	-	-	56,422	2,285	11,091	572	2,020	-	-	72,391
Rental Fees - Boat Storage	1,705	1,851	1,504	1,705	1,595	1,650	1,650	1,650	1,595	1,650	1,650	1,650	19,855
Rental Fees - Clubhouse	150	-	300	-	-	150	500	500	637	300	-	-	2,537
Revenue Fobs	50	-	-	75	-	50	-	100	200	100	50	-	625
Interest Income	911	753	1,209	1,384	1,239	1,283	1,239	1,520	1,358	1,335	1,239	1,059	14,530
Other Income	-	-	-	-	-	14,145	-	-	5	-	315	-	14,465
Total Revenues	**$ 2,816**	**$ 49,937**	**$ 378,385**	**$ 23,917**	**$ 7,510**	**$ 83,467**	**$ 51,188**	**$ 19,271**	**$ 19,190**	**$ 5,555**	**$ 3,254**	**$ 4,325**	**$ 648,816**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 1,000	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 600	$ -	$ 1,000	$ -	$ 4,600
PR-FICA	-	-	77	77	-	-	77	-	46	-	77	-	352
Engineering	-	15,163	903	7,369	1,937	3,619	10,697	2,248	-	14,871	4,365	-	61,172
Attorney	2,588	7,170	3,068	5,103	1,185	930	5,730	2,715	4,590	1,795	4,380	2,205	41,457
Annual Audit	-	-	-	-	4,000	-	-	-	-	-	-	-	4,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	223	223	323	223	223	223	223	223	223	223	223	223	2,779
Trustee Fees	-	-	-	-	-	-	-	3,960	-	-	-	-	3,960
Management Fees	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	46,419
Property Appraiser	-	-	12,097	-	-	-	-	-	-	-	-	-	12,097
Website Maintenance	89	89	89	89	89	89	89	89	89	89	89	89	1,071
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	37	9	182	61	58	39	57	27	117	71	29	17	705
Insurance General Liability	11,201	-	-	-	-	-	-	-	-	-	-	-	11,201
Rentals & Leases	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Printing & Binding	-	2	2	0	2	6	1	0	-	-	7	135	156
Legal Advertising	-	-	-	-	-	-	-	195	515	-	125	163	998
Other Current Charges	119	112	92	110	70	116	137	60	139	207	132	145	1,441
Office Supplies	-	-	-	-	-	-	-	0	-	-	0	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 18,501**	**$ 26,837**	**$ 21,901**	**$ 18,101**	**$ 11,632**	**$ 9,091**	**$ 22,079**	**$ 13,586**	**$ 10,387**	**$ 21,925**	**$ 14,496**	**$ 7,046**	**$ 195,583**

River Place on the St. Lucie

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 28,923
Utility - Electric Irrigation	842	917	919	1,177	1,148	1,005	915	1,011	1,040	1,007	1,049	881	11,910
Water/Wastewater	224	253	248	243	243	243	243	243	243	248	243	243	2,914
Preserve Maintenance	-	5,000	-	-	5,000	-	-	5,000	-	-	-	5,000	20,000
Aquatic Maintenance	1,485	910	910	1,485	910	910	1,485	910	910	1,485	910	910	13,220
Landscape Maintenance	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	85,200
Other Landscape Maintenance	480	-	-	-	-	-	-	4,600	9,486	450	-	826	15,842
Fertilization/Weed and Pest Control	99	99	99	99	99	99	99	99	99	99	99	99	1,188
Irrigation Maintenance	900	1,060	900	973	1,060	900	900	1,060	900	900	1,060	900	11,513
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	215	3,899	6,055	-	-	1,668	238	3,600	1,218	1,497	-	159	18,549
Signage Maintenance	-	-	-	1,393	1,392	-	-	2,040	689	-	-	1,403	6,916
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
PSL Interlocal Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	100	246	-	-	-	-	-	-	-	346
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 13,756**	**$ 21,648**	**$ 18,641**	**$ 14,980**	**$ 19,608**	**$ 14,335**	**$ 13,390**	**$ 28,072**	**$ 24,094**	**$ 15,196**	**$ 12,870**	**$ 19,931**	**$ 216,521**
Clubhouse Expenditures													
Security Monitoring	$ -	$ -	$ 345	$ -	$ 560	$ 345	$ -	$ -	$ -	$ -	$ -	$ 345	$ 1,595
Utility - Electric	1,233	1,533	1,497	1,903	1,825	1,467	1,581	776	377	560	1,137	834	14,723
Water/Wastewater	189	286	245	259	434	353	164	137	3,106	245	326	178	5,922
Telephone	75	75	75	75	75	75	75	75	75	75	76	76	900
Property Insurance/Workers Comp	23,606	-	-	-	-	-	-	-	-	-	-	-	23,606
Clubhouse Cleaning	1,560	945	1,455	1,470	1,050	1,215	1,575	1,185	1,800	1,335	1,020	1,065	15,675
Clubhouse Maintenance and Repairs	3,376	1,277	3,395	115	2,607	1,293	1,647	1,708	158	5,007	1,263	90	21,935
Pool & Spa Maintenance	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,925	1,400	1,400	1,400	1,400	17,325
Pool & Spa Repairs	7,066	-	4,220	1,644	130	2,420	9,189	(9,189)	-	-	-	-	15,480
Trash	80	80	80	82	82	82	82	82	82	82	82	82	978
Capital Outlay	-	-	-	-	-	-	-	-	2,800	-	-	-	2,800
Subtotal Amenity Expenditures	**$ 38,585**	**$ 5,595**	**$ 12,712**	**$ 6,948**	**$ 8,163**	**$ 8,650**	**$ 15,712**	**$ (3,301)**	**$ 9,798**	**$ 8,704**	**$ 5,303**	**$ 4,069**	**$ 120,939**
Total Operations & Maintenance	**$ 52,341**	**$ 27,243**	**$ 31,353**	**$ 21,928**	**$ 27,771**	**$ 22,985**	**$ 29,103**	**$ 24,772**	**$ 33,892**	**$ 23,900**	**$ 18,173**	**$ 24,000**	**$ 337,460**
Total Expenditures	**$ 70,842**	**$ 54,081**	**$ 53,254**	**$ 40,029**	**$ 39,403**	**$ 32,077**	**$ 51,182**	**$ 38,358**	**$ 44,278**	**$ 45,825**	**$ 32,670**	**$ 31,045**	**$ 533,043**
Excess (Deficiency) of Revenues over Expenditur	$ (68,026)	$ (4,144)	$ 325,131	$ (16,112)	$ (31,893)	$ 51,390	$ 6	$ (19,086)	$ (25,088)	$ (40,270)	$ (29,416)	$ (26,720)	$ 115,773
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ (100,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (100,000)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ (100,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (100,000)**
Net Change in Fund Balance	**$ (68,026)**	**$ (4,144)**	**$ 225,131**	**$ (16,112)**	**$ (31,893)**	**$ 51,390**	**$ 6**	**$ (19,086)**	**$ (25,088)**	**$ (40,270)**	**$ (29,416)**	**$ (26,720)**	**$ 15,773**

River Place on the St. Lucie

Community Development District

Long Term Debt Report

Series 2001A, Special Assessment Bonds (Restructured)		
Interest Rate:	7.625%	
Maturity Date:	5/1/2030	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	$0	
Reserve Fund Balance	$0	
Bonds Outstanding - 9/10/20		$1,190,000
Less: Principal Payment - 5/1/21		($85,000)
Less: Principal Payment - 5/1/22		($100,000)
Less: Principal Payment - 5/1/23		($95,000)
Less: Principal Payment - 5/1/24		($100,000)
Less: Principal Payment - 5/1/25		($110,000)
Less: Special Call - 5/1/25		($5,000)
Less: Special Call - 11/1/25		($5,000)
Less: Principal Payment - 5/1/26		($120,000)
Current Bonds Outstanding		**$570,000**

Series 2001B, Special Assessment Bonds (Restructured)		
Interest Rate:	7.250%	
Maturity Date:	n/a	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	$0	
Reserve Fund Balance	$0	
Bonds Outstanding - 9/10/20		$35,000
Less: Special Call - 11/1/26		$0
Current Bonds Outstanding		**$35,000**

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - St. Lucie County

Fiscal Year 2026

Gross Assessments	$ 550,287.54	$ 193,082.07	$ 72,607.00	$ 815,976.61
Net Assessments	$ 517,270.29	$ 181,497.15	$ 68,250.58	$ 767,018.01

ON ROLL ASSESSMENTS

						allocation in %	67.44%	23.66%	8.90%	100.00%
Date	*Distribution*	*Gross Amount*	*Discoumt/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2001A Debt Service*	*2001B Debt Service*	*Total*
11/07/25	11/07-02/28/25	$ 3,671.30	$ 192.75	$ 69.57	$ -	$ 3,408.98	$ 2,523.53	$ 885.45	$ -	$ 3,408.98
11/17/25	11/01-11/06/25	23,008.93	920.35	441.78	-	21,646.80	16,024.28	5,622.52	-	21,646.80
11/24/25	11/07-11/13/25	41,330.86	1,653.17	793.55	-	38,884.14	28,784.41	10,099.73	-	38,884.14
12/03/25	11/14-11/20/25	44,640.62	1,785.60	857.10	-	41,997.92	31,132.35	10,865.57	-	41,997.92
12/09/25	11/21-11/27/25	417,259.39	16,689.97	8,011.39	-	392,558.03	290,996.68	101,561.35	-	392,558.03
12/15/25	11/28-12/04/25	59,837.44	2,360.71	1,149.52	-	56,327.21	41,754.42	14,572.79	-	56,327.21
12/18/25	12/05-12/11/25	3,245.72	113.44	62.65	-	3,069.63	2,275.47	794.16	-	3,069.63
12/31/25	12/12-12/18/25	13,074.38	392.22	253.65	-	12,428.51	9,213.05	3,215.46	-	12,428.51
01/06/26	12/19-12/25/25	4,947.87	148.43	95.99	-	4,703.45	3,486.59	1,216.86	-	4,703.45
01/09/26	11/2-12/31/25	1,930.14	57.90	37.44	-	1,834.80	1,360.11	474.69	-	1,834.80
01/09/26	INTEREST	-	-	-	401.65	401.65	401.65	-	-	401.65
01/09/26	12/26-01/01/226	13,394.49	401.82	259.86		12,732.81	9,438.62	3,294.19	-	12,732.81
01/16/26	01/02-01/08/26	1,159.11	51.16	22.15	-	1,085.80	804.89	280.91	-	1,085.80
01/26/26	01/09-01/15/26	5,751.47	114.66	112.74	-	5,524.07	4,094.90	1,429.17	-	5,524.07
01/30/26	01/16-01/22/26	1,638.11	32.76	32.11	-	1,573.24	1,166.22	407.02	-	1,573.24
02/10/26	01/23-01/29/26	1,638.11	32.76	32.10	-	1,573.25	1,166.22	407.03	-	1,573.25
02/13/26	01/30-05/05/26	1,638.11	32.76	32.11	-	1,573.24	1,166.22	407.02	-	1,573.24
02/23/26	02/26-02/12/26	1,638.11	32.76	32.11	-	1,573.24	1,166.22	407.02	-	1,573.24
02/27/26	02/13-02/19/26	1,638.11	16.38	32.43	-	1,589.30	1,178.12	411.18	-	1,589.30
03/06/26	02/20-02/26/26	1,638.11	16.38	32.44	-	1,589.29	1,178.11	411.18	-	1,589.29
03/13/26	02/27-03/05/26	4,077.19	16.38	81.21	-	3,979.60	2,950.01	1,029.59	-	3,979.60
03/20/26	03/06-03/12/26	1,159.11	-	23.18	-	1,135.93	842.05	293.88	-	1,135.93
03/27/26	03/13-03/19/26	6,603.31	-	132.06	-	6,471.25	4,797.03	1,674.22	-	6,471.25
04/03/26	03/20-3/26/26	1,671.65	-	33.43	-	1,638.22	1,214.38	423.84	-	1,638.22
04/09/26	01/01-03/31/26	1,930.11	-	38.62	-	1,891.49	1,402.13	489.36	-	1,891.49
04/09/26	INTEREST	-	-	-	24.73	24.73	24.73	-	-	24.73
04/13/26	0/27-04/02/26	57,969.93	(1,046.74)	1,180.33	-	57,836.34	42,873.11	14,963.23	-	57,836.34
05/01/26	04/17-04/23/26	1,159.11	(34.77)	23.88	-	1,170.00	867.30	302.70	-	1,170.00
05/08/26	04/24-04/30/26	3,096.22	(92.88)	63.78	-	3,125.32	2,316.75	808.57	-	3,125.32
05/22/26	05/08-05/14/26	1,638.11	(49.14)	33.75	-	1,653.50	1,225.71	427.79	-	1,653.50
06/01/26	05/15-05/21/26	3,065.72	(91.97)	63.15	-	3,094.54	2,293.93	800.61	-	3,094.54
06/23/26	CERTIFICATE SALE	89,500.69	(2,685.01)	1,843.71	-	90,341.99	12,529.31	4,523.19	73,289.48	90,341.98
07/09/26	INTEREST	-	-	-	149.20	149.20	149.20	-	-	149.20
09/30/26	EXCESS FEES	-	-	(1,616.05)	-	1,616.05	1,616.05	-	-	1,616.05
	TOTAL	**$ 814,951.53**	**$ 21,061.85**	**$ 15,877.79**	**$ 575.58**	**$ 778,587.47**	**$ 524,413.75**	**$ 182,500.28**	**$ 73,289.48**	**$ 780,203.51**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**